

STATE OF CALIFORNIA
AND THE
UNITED STATES DEPARTMENT OF THE NAVY

IN THE MATTER OF:

The U.S. Department
of the Navy

Federal Facility Site Remediation
Agreement Under California Health
and Safety Code §§ 25187 and 25355.5

Fleet and Industrial
Supply Center, Oakland
Alameda Facility/Alameda Annex

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Based on the information available to the Parties on the effective date of this Federal Facility Site Remediation Agreement ("Agreement"), and without trial or adjudication of any issues of fact or law, the State of California ("State"), as represented by the Department of Toxic Substances Control ("DTSC"), and the U.S. Department of the Navy ("Navy") (collectively, the "Parties") agree as follows:

1. JURISDICTION

1.1. Each Party enters into this Agreement pursuant to the following authorities:

a. DTSC enters into this Agreement pursuant to the Resource Conservation and Recovery Act ("RCRA") sections 3006 and 6001 (42 U.S.C. sections 6926 and 6961), and chapters 6.5 and 6.8 of division 20 of the California Health and Safety Code.

b. The Navy enters into this Agreement pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 ("CERCLA") sections 120(a)(4), 120(f) and 121 (42 U.S.C. section 9620(a)(4), 9620(f) and 9621), the National Environmental Policy Act, 42 U.S.C. sections 4321 *et seq.*, the Defense Environmental Restoration Program ("DERP"), 10 U.S.C. sections 2701 *et seq.* and Executive Order 12580.

2. FINDINGS OF FACT

2.1. The Navy is the owner of a former hazardous waste management facility located at Fleet and Industrial Supply Center, Oakland Alameda Facility/Alameda Annex, Alameda, California, and operated by the Defense Reutilization and Marketing Office of the Department of Defense. For purposes of this Agreement, "Facility" has the same meaning as defined in subparagraph (b) for this term in section 66260.10 of Title 22, California Code of Regulations.

2.2. On January 23, 1985, DTSC's predecessor agency issued a hazardous waste facility permit to the Navy. That permit was due to expire January 23, 1990, but the life of the permit was extended by timely submittal of new Part A and Part B applications dated November 13, 1992. A new hazardous waste facility permit was issued July 31, 1993, with an expiration date of July 31, 2003. Closure of the permitted Building 5 Hazardous Waste Storage Facility (EPA ID# CA117010901012) was approved by DTSC in June, 1999. All hazardous waste management units are now certified closed. As stated in the closure letter dated June 9, 1999, DTSC's acknowledgement of closure certifications does not remove any liabilities associated with the past hazardous waste management practices which occurred on the site.

2.3. Hazardous waste and/or hazardous waste constituents have been released and continue to be released into the environment from the Facility, as described below.

2.4. In 1987, the Navy conducted site investigations at the screening lot and scrapyard, at the area to the west of the screening lot and scrapyard, and at the warehouse area to assess the presence of contaminants suspected in these areas.

2.5. In 1988, a preliminary assessment was conducted by Argonne National Laboratory to further assess the facility. As a result of the PA/SI, the warehouse area (designated as IR00001) was removed from the Navy's Installation Restoration ("IR") program.

2.6. In 1992, a Phase I Remedial Investigation ("RI") was conducted for the screening lot and scrapyard. Also in 1992, DTSC conducted a RCRA Facility Assessment ("RFA") that identified four solid waste management units ("SWMUs") and eight areas of concern ("AOCs"). As a result of the RFA, six IR sites were added to the program for the facility; the six sites were investigated along with the screening lot and scrapyard. The RFA identified SWMU 1 (screening lot and scrapyard); SWMU 2 (hazardous waste and material storage facility located in Building 5, Bay 5); SWMU 3 (former automotive maintenance rack in front of Door 327, Building 3); SWMU 4 (abandoned paint spray booth, Building 25); AOC 1 (abandoned fuel UST located northeast of Building 6); AOC 2 (paint and material storage area, Building 13); AOC 3 (diesel fuel spill area in front of Door 234, Building 2); AOC 4 (parking lot 1); AOC 5 (DRMO lot next to Building 5); AOC 7 (other diesel fuel spill areas) and AOC 8 (facility storm water drainage system). Based on the RFA recommendations, SWMU 2 and AOCs 4, 5, 6, and 7 were removed from further investigations. SWMUs 1, 3, 4, and AOCs 1, 2, 3, and 8 were transferred to the IR program and designated as sites IR00002, IR00003, IR00004, IR00005, IR00006, IR00007, and IR00008, respectively.

2.7. In 1994, the seven sites identified in the RFA were investigated in the Phase II RI. Based on the Phase II RI, sites IR00002 and IR00008 were recommended for further investigation. Based on the results of the Phase II RI, the operations and releases at IR00003, IR00005, and IR00007 were determined to have not significantly affected soil and groundwater. The results of the risk assessment conducted during the Phase II RI indicate that human health and ecological risks are below levels requiring action.

2.8. Two removal actions were completed at IR00002. In 1995, an area with surface soil contaminated with polychlorinated biphenyls ("PCBs") at concentrations up to 140 milligrams per kilogram ("mg/kg") west of Building 366 was cleaned up to an interim cleanup level of 1 mg/kg. Also, an area with surface soil contaminated with lead at concentrations up to 26,6000 mg/kg south of Building 365 was cleaned up to an interim cleanup goal of 324 mg/kg. In 1998, a second removal action was completed in an area in the south-central portion of the site where a concentration of 29 mg/kg PCBs and concentrations of petroleum products were detected at a depth of seven feet below ground surface. Approximately 84 cubic yards of soil were removed to a depth of seven feet.

2.9. Based on the RFA and other investigations, DTSC and the Navy have concluded that further investigation is needed to address contamination at sites IR00002, IR00004/IR00006, and IR00005.

2.10. The hazardous waste and hazardous waste constituents of concern at the Facility include volatile organic compounds (“VOCs”), semi-VOCs, heavy metals, polynuclear aromatic hydrocarbons (“PAHs”), petroleum hydrocarbons, and PCBs.

2.11. Hazardous wastes or hazardous waste constituents have migrated or may migrate from the Facility into the environment through soil and ground water. Groundwater sampling results indicated the presence of VOCs; analysis of the soil samples indicated the presence of PAHs, PCBs, and metals.

2.12. The Facility is located near the following geological features, residences, aquifers, surface water bodies, wells, and fragile environments:

a. Soils: the surface and near-surface soils at the Facility consist of artificial fill emplaced during the historic infilling of tidal marshlands, and post-fill construction activities during site development. The fill material is characterized by sands, clays, and silts dredged from the offshore areas and mixed with unconsolidated sand deposits. The depth of fill ranges from 9 feet bgs in the northern portion of the facility to 20 feet bgs in the southern portion. A layer of marshland deposits, consisting of an organic-rich peat and grass layer, is present at the interface between the original land surface and the artificial fill. This layer, termed “marsh crust,” is about 6 inches thick, and occurs at depths from 15 to 20 feet bgs. The marsh crust contains VOC and PAH contamination which may be associated with historic industrial activities in the region, such as oil refining and gas manufacturing.

b. Groundwater: two aquifers exist beneath the Facility; one is a shallow, unconfined water-bearing zone comprised of the recent fill, extending as deep as 20 feet bgs. The deeper aquifer is the regional Merritt Sand aquifer, which is confined. The Bay Mud unit forms an aquitard between the shallow water-bearing zone and the Merritt Sand aquifer.

c. Surface water: there are no natural, or fresh water bodies located on the Facility. The installation was developed on artificial fill that was placed beginning in the late 1800s. The Facility is adjacent to the Oakland Inner Harbor, an arm of San Francisco Bay. These water bodies receive National Pollutant Discharge Elimination System (“NPDES”) discharge water and storm water runoff.

d. Biological resources: no sensitive habitats have been identified on the Facility. The Facility is part of the greater ecosystem of the San Francisco Bay, which is the largest coastal embayment on the Pacific Coast of the United States and home to a diverse ecological community. Four species that are classified as endangered by both State and federal governments

occur in the vicinity of the Facility. These species are the California least tern, the peregrine falcon, the California brown pelican, and the winter run Chinook salmon.

2.13. The facility closed in September 1998. The Alameda Community Reuse Plan, prepared under contract for the Alameda Reuse and Redevelopment Authority, was adopted in January 1996.

2.14. The Navy has completed two Feasibility Studies, one for IR00002 (entitled "SWMU 1") in January 22, 1999, and the other for IR00004, IR00006, and IR00008 on April 30, 1999. In addition, the Navy has completed a draft final Focused Feasibility Study evaluating remedial alternatives for groundwater and marsh crust contaminants and submitted it to DTSC on January 6, 2000.

3. DETERMINATIONS

3.1. The following constitutes a summary of the determinations relied upon by the Parties to establish their authority to enter into this Agreement. None of these determinations shall be considered admissions by any person, related or unrelated to this Agreement, for purposes other than determining the basis of this Agreement or establishing the authority of the Parties to enter into this Agreement:

a. The United States Department of the Navy is a "person" as defined in RCRA section 1004(15) (42 U.S.C. section 6903(15)), CERCLA section 101(21), (42 U.S.C. Section 9601(21)) and is a "person" subject to California Health and Safety Code sections 25118 and 25187.

b. The FISCO Alameda Facility/Alameda Annex is a "facility" as defined by CERCLA section 101(9) (42 U.S.C. section 9601(9)), 10 U.S.C. section 2701 *et seq.*, and California Health and Safety Code section 25200.10.

c. The United States is the owner of the Facility as defined in CERCLA sections 101(20) and 107(a)(1) (42 U.S.C. sections 9601(20) and 9607(a)(1)), and the owner or operator of a facility that has operated or is operating subject to RCRA section 3005(c) (42 U.S.C. section 6925(c)) and California Health and Safety Code sections 25200.10 and 25201. The Navy is the Department of Defense component charged with fulfilling the obligations of the owner under RCRA at the Facility.

d. There are or have been releases or substantial threats of releases of hazardous substances, pollutants, contaminants, hazardous wastes or constituents at or from the Facility.

e. Further investigation is needed to determine the nature and extent of releases of PAH contamination in the SWMUs, IR sites, AOCs, and petroleum sites at the Facility.

f. The actions provided for in this Agreement are necessary to protect the public health, or welfare or the environment.

4. PURPOSE

4.1. The purposes of this Agreement are to:

- a. satisfy the Navy's corrective action obligations required by the permit.
- b. ensure that the environmental impacts associated with the past and present activities at the Facility are thoroughly investigated and the appropriate corrective, removal and/or remedial actions are taken as necessary to protect the public health, welfare, and the environment.
- c. provide for operation and maintenance of any remedial action selected and implemented pursuant to this Agreement.
- d. coordinate the Navy's satisfaction of its corrective action obligations under RCRA and California Health and Safety Code section 25200.10 with its responsibilities under CERCLA sections 120(a) and 120(i), Executive Order 12580, the Defense Environmental Restoration Program, and the NCP.
- e. coordinate responsibility for remediation of contaminated property transferred under Early Transfer authority pursuant to CERCLA section 120(h)(3)(C).

5. SCOPE OF AGREEMENT

5.1. This Agreement is to enable the Navy to implement RCRA corrective action obligations that relate to the releases of hazardous substances, hazardous wastes, hazardous constituents, pollutants, or contaminants at or from the Facility. This Agreement is not intended to limit any requirements under RCRA or any other law or regulation to obtain permits, and is not intended to affect the Navy's treatment, storage, or disposal of hazardous wastes at the Facility.

5.2. The scope of this Agreement extends to the entire Facility and, where necessary, shall extend beyond Facility boundaries, as set forth in California Health and Safety Code section 25200.10, as necessary to effectuate the purposes of this Agreement.

5.3. Any corrective action in progress on the Effective Date of this Agreement shall be subject to the obligations and procedures of this Agreement.

5.4. Releases or other hazardous waste activities not covered by this Agreement remain subject to all applicable State and federal environmental requirements.

6. RCRA-CERCLA COORDINATION

6.1. The Navy may discharge some or all of its RCRA corrective action obligations which relate to the releases or threatened releases of hazardous waste or constituents through CERCLA response actions that meet all the requirements of this Agreement. To the extent that DTSC certifies a site that is remediated pursuant to this Agreement, the Navy will be deemed to have undertaken and completed all necessary corrective action for that site.

6.2. DTSC will coordinate its oversight of the Navy's RCRA corrective action obligations with the California Regional Water Quality Control Board, and will coordinate State Applicable or Relevant and Appropriate Requirements ("ARARs") identification with all other participating State agencies.

7. DEFINITIONS

7.1. Except as otherwise explicitly stated, the definitions provided in Chapters 6.5 and 6.8 of Division 20 of the California Health and Safety Code and Division 4.5 of Title 22 of the California Code of Regulations shall control the meaning of terms used in this Agreement.

8. WORK TO BE PERFORMED

8.1. General.

a. For each of the SWMUs and AOCs listed on Attachment B, or as otherwise directed by DTSC, the Navy shall perform the work required by this Agreement in a manner and by the due dates specified in the schedule attached as Attachment C and the Site Management Plan ("SMP"). All work undertaken pursuant to this Agreement shall be performed to the satisfaction of DTSC and, at a minimum, shall be consistent with: the attached Scopes of Work; the DTSC-approved interim measure workplan(s) (if any), the DTSC-approved RCRA Facility Investigation workplan(s), Corrective Measures Study workplan(s), Corrective Measures Implementation workplan(s), and any other DTSC-approved workplans or equivalent documents approved in writing by DTSC; California Health and Safety Code and other applicable State and federal laws and their implementing regulations; and applicable DTSC or U.S. EPA guidance documents. Applicable guidance includes, but is not limited to, the "RCRA Facility Investigation (RFI) Guidance" (Interim Final, May 1989, EPA 530/SW-89-031), "RCRA Groundwater Monitoring Technical Enforcement Guidance Document" (OSWER Directive 9950.1, September 1986), "Test Methods For Evaluating Solid Waste" (SW-846), and "Construction Quality Assurance for Hazardous Waste Land Disposal Facilities" (EPA 530/SW-85-031, July 1986), DTSC Public Participation Manual EO-94-002-PP (February 1997), and U.S. EPA RCRA Public Participation Manual EPA 530-R-96-007 (September 1996). If there are differing standards, requirements or protocols, the more stringent standards shall apply. DTSC shall determine which standards, requirements or protocols are more stringent.

b. To the extent that work has already been completed to DTSC's satisfaction on any of the SWMUs or AOC listed in Attachment B, DTSC may waive some or all of the requirements set forth herein. Except as otherwise indicated in Attachment B, such determinations shall be made by DTSC in writing upon the Navy's application setting forth a detailed description of the work that has been done and listing documents or other deliverables previously submitted to DTSC that the Navy maintains will satisfy the requirements of this Agreement.

c. To the extent that there is any conflict between the terms of this Agreement and the terms of any attachment to this Agreement or any DTSC-approved Workplan or equivalent document(s), the terms of this Agreement shall control.

d. Any request for revision of an approved workplan requirement must be in writing. Such request must be timely and provide justification for any proposed workplan revision. DTSC has no obligation to approve such requests, but if it does so, such approval will be in writing and signed by the Branch Chief, Office of Military Facilities, Northern California Region, Department of Toxic Substances Control, or his or her designee. Any approved workplan modification shall be incorporated by reference into this Agreement.

8.2. If the Navy chooses to discharge any of its corrective action obligations through CERCLA response actions, it may submit CERCLA documents equivalent to those required by this section to DTSC for its review and approval.

8.3. DTSC has concluded, and the Navy has agreed, that an investigation of PAH contamination will be conducted at the Facility. This investigation will be conducted pursuant to a work plan submitted under the schedule in Attachment C. This work plan shall incorporate the PAH screening level agreed to by DTSC and the Navy. If the determination is made, under the FFSRA, that a response action is necessary, the Navy shall implement the response action pursuant to the FFSRA.

8.4. The schedule for completing all remaining investigations, alternative analyses, remedy selection, and remedy implementation for groundwater, marsh crust and IR00002, IR00004, IR00005, and IR00006, and other areas where further investigation for PAHs is necessary, will be set forth in Attachment C.

9. PROJECT MANAGERS

9.1. Within fourteen (14) days of the effective date of this Agreement, DTSC and the Navy shall each designate a project manager and shall notify each other in writing of the project manager selected. Each project manager shall be responsible for overseeing the implementation of this Agreement and for designating a person to act in his/her absence. A contractor may not serve as a project manager.

9.2. All communications between the Navy and DTSC, and all documents, report approvals, and other correspondence concerning the activities performed pursuant to this Agreement shall be directed through the project managers. Each Party may change its project manager with at least seven (7) days prior written notice.

9.3. The Parties' project managers shall meet or confer informally as necessary. At least one week prior to each project manager meeting, the Navy will provide a draft agenda and applicable supporting documentation if any to DTSC. At least one week prior to each scheduled quarterly project manager meeting, the Navy will provide a draft agenda and summary of the status of the work subject to this Agreement to DTSC. These status reports shall include, when applicable:

- a. identification of all data received and not previously provided by the Navy during the reporting period;
- b. all activities completed pursuant to this Agreement since the last project manager meeting, as well as such actions and plans which are scheduled for the upcoming ninety (90) days; and
- c. a description of any delays, the reasons for such delays, anticipated delays, concerns over possible timetable implementation or problems that arise in the execution of a workplan during the quarter and any steps that were or will be taken to alleviate the delays or problems.

9.4. The Navy's project manager shall be responsible for preparation of minutes of all meetings. DTSC will have five (5) business days to submit comments to the Navy. The minutes of each project manager meeting shall be prepared by the Navy and, with the meeting agenda, will be sent to DTSC's project manager within fourteen (14) days after the meeting. If DTSC disagrees with the minutes, the Navy will revise the minutes to include DTSC's position. Any documents requested during the meeting will be provided in a timely manner.

9.5. The authority of the project managers includes, but is not limited to:

- a. taking samples and ensuring that sampling and other field work is performed in accordance with the terms of any final work plan and with applicable DTSC and U.S. EPA guidance;
- b. observing, and taking photographs and making such other reports on the progress of the work as the project managers deem appropriate, subject to the limitations set forth in section 28 (Access);
- c. reviewing records, files and documents relevant to the work performed, subject to the limitations set forth in section 36 (Release of Records).

d. determining the form and specific content of the project manager meetings and of progress reports based on such meetings; and

e. recommending and requesting minor field modifications to the work to be performed pursuant to a final work plan, or in techniques, procedures, or design utilized in carrying out such workplan.

9.6. The Navy's project manager shall be responsible for day-to-day field activities at the Facility. The Navy's project manager or other designated Facility representative shall be present at the Facility or reasonably available to supervise work during all hours of work performed at the Facility pursuant to this Agreement. For all times that such work is being performed, the Navy's project manager shall inform DTSC of the name and telephone number of the designated representative responsible for supervising the work.

9.7. If any event occurs or has occurred that may delay or prevent the performance of any obligation under this Agreement, whether or not caused by a force majeure event, the Navy shall notify DTSC's project manager by telephone within two (2) working days of when the Navy first became aware that the event might cause a delay. If the Navy intends to seek an extension of a deadline or schedule because of the event, it shall do so in accordance with section 19 (Extensions).

10. DOCUMENT REVIEW AND APPROVAL

10.1. This section establishes the procedures that the Parties will use to provide technical support, notice, review, comment, approval, and response to comments regarding remedial and removal action documents the Navy submits to DTSC. The Navy will normally be responsible for preparing and distributing documents to DTSC. As of the effective date of this Agreement, all draft, draft final, and final deliverable documents identified herein shall be prepared, distributed and, with respect to draft final documents, subject to dispute resolution in accordance with this Agreement.

10.2. DTSC may determine that the Navy may merge, delete, or combine multiple documents if deemed appropriate and, if so, may adjust deadlines accordingly. DTSC may also determine that a document already completed for one SWMU (or CERCLA OU) is sufficient to cover the same topic for another SWMU (or CERCLA OU).

10.3. The Navy shall complete and transmit drafts of the following documents (or the CERCLA equivalents) for each SWMU (or CERCLA OU) and for the final remedy to DTSC for its review, comment, and approval in accordance with this section:

- (1) RCRA Facility Investigation ("RFI") Workplans
- (2) RFI Reports

- (3) Corrective Measures Study (“CMS”) Workplans
- (4) CMS Reports
- (5) Corrective Measures Implementation (“CMI”) Workplans
- (6) Public Participation Plan
- (7) Operation and Maintenance Plans
- (8) Draft CMI Plans and Specifications
- (9) CMI Construction Workplans
- (10) CMI Construction Completion Reports
- (11) Health & Safety Plans
- (12) Site Management Plan
- (13) Current Conditions Report
- (14) Interim Measures Assessment
- (15) Interim Measures Workplans (including Plans and Specifications, and O&M Plan)

b. The Navy shall complete and transmit draft documents in accordance with the schedule attached as Attachment C and the schedule established in Section 12 (Deadlines and Contents of Site Management Plan) of this Agreement.

10.4. The Navy shall revise any workplan, report, specification, or schedule to address DTSC’s written comments. Revised submittals are subject to DTSC’s approval or disapproval.

10.5. Review and Comment on Draft Documents.

a. The Navy shall complete and transmit each draft document to DTSC on or before the corresponding deadline established for the issuance of the document.

b. Except as provided in section 11.3(d) for time critical removal action documents, all draft documents shall be subject to a sixty (60) day period for review, comment, and approval by DTSC. At or before the close of the 60 day review period, DTSC shall transmit its written comments to the Navy.

c. The Navy shall make itself readily available to DTSC during the review period for purposes of responding informally to questions and comments on draft documents. Oral comments made during such discussions need not be the subject of a written response by the Navy at the close of the comment period.

d. Following the close of the review period for a draft document, the Navy shall give full consideration to all written comments. If either Party requests, within fifteen (15) days following the close of the comment period on a draft document, the Parties shall hold a meeting to discuss all comments received.

e. With respect to a draft document, the Navy shall, within sixty (60) days of the close of the review period, transmit a draft final document, which shall include the Navy's response to all written comments received within the review period, to DTSC.

f. The Parties may agree to time periods other than as set forth in this section. In appropriate circumstances, this time period may be further extended in accordance with section 19 (Extensions).

10.6. Document Approval.

a. DTSC has approval authority over all draft final documents. DTSC shall approve or disapprove a draft final document within thirty (30) days after it receives the draft final document.

b. Upon receipt of DTSC's written approval, the Navy shall commence work and implement any approved workplan in accordance with the schedule and provisions contained therein.

c. Any DTSC approved workplan, report, specification, or schedule required under this Agreement shall be deemed incorporated into this Agreement.

d. Verbal advice, suggestions, or comments given by DTSC representatives will not constitute an official approval or decision.

e. If DTSC does not approve a draft final document, the Navy may invoke dispute resolution pursuant to Section 21 (Dispute Resolution).

f. When the Navy invokes dispute resolution on a draft final document, work may be stopped in accordance with the procedures set forth in section 11.2 (Work Stoppage).

10.7. Finalization of Documents.

The draft final document shall serve as the final document if DTSC approves the draft final document. If the Navy invokes dispute resolution, the final document will be as determined through the dispute resolution process.

10.8. Subsequent Modification of Final Documents.

a. Following finalization of any document pursuant to section 10.7 above, the Navy may seek to modify the document or DTSC may require modification of the document, including seeking additional field work, pilot studies, computer modeling or other supporting technical work.

b. The Navy may seek to modify a document after finalization by submitting a concise written request to DTSC's project manager. The request shall specify the nature of the requested modification and shall demonstrate that:

(1) the requested modification is based on information that became available or conditions that became known, after the document was finalized; or

(2) the requested modification could be of significant assistance in evaluating impacts on the public health or the environment, in providing an equally protective but less expensive technology, in evaluating the selection of response alternatives, or in protecting human health and the environment.

c. DTSC may determine or the Navy may propose that certain tasks, including investigatory work, engineering evaluation, or procedure/methodology modifications are necessary in addition to, or in lieu of, the tasks and deliverables included in any part of DTSC-approved workplans. DTSC shall request in writing that the Navy perform the additional work and shall specify the basis and reasons for DTSC's determination that the additional work is necessary. Within fourteen (14) days after the receipt of such determination, the Navy may confer with DTSC to discuss the additional work DTSC has requested. If required by DTSC, the Navy shall submit a workplan to DTSC for the additional work. Such workplan shall be submitted to DTSC within thirty (30) days of receipt of DTSC's determination or according to an alternate schedule established by DTSC. Upon approval of a workplan, the Navy shall implement it in accordance with the provisions and schedule contained therein. The Navy may dispute DTSC's decisions regarding additional work in accordance with section 21 (Dispute Resolution) of this Agreement.

d. Nothing in this section shall alter DTSC's ability to request the performance of additional work which was not contemplated by this Agreement. The Navy's obligation to perform such work must be established by either a modification of a document or by amendment to this Agreement.

11. EMERGENCIES AND REMOVAL ACTIONS

11.1. Discovery and Notification.

a. For purposes of this Agreement, “emergency removal action” is defined as a situation that poses a risk of fire or explosion or that needs immediate attention, *i.e.*, within hours or days of discovering the situation.

b. If either Party discovers or becomes aware of an emergency or other situation that may present an endangerment to public health, welfare or the environment at or near the Facility, which is pertinent to or may affect the work performed under this Agreement, that Party shall notify the other Party orally within twenty-four (24) hours and will forward written notification within seven (7) days.

c. For emergency removal actions, the Parties will consult to the extent practical before commencement of fieldwork and the Navy shall notify DTSC in accordance with subsection 11.1.b. Such oral notification shall, except in such a case where the urgency of the situation does not allow, include adequate information concerning the site background, threat to the public health and welfare or the environment (including the need for response), proposed actions and costs (including a comparison of possible alternatives, means of transportation of any hazardous substances off the premises at FISCO Alameda Facility/Alameda Annex, and the proposed manner of disposal), and expected change in the situation should no action be taken or should action be delayed (including associated environmental impacts). If the Navy believes it must commence emergency activities without delay, the Navy shall attempt to contact DTSC’s project manager or, if the project manager is unavailable, his/her supervisor, prior to commencing such activities. Within sixty (60) days after initiation of the fieldwork, the Navy will furnish DTSC with an Action Memorandum addressing the information provided in the oral notification, and any other information required pursuant to applicable State law for such actions.

d. If the emergency arises from activities conducted pursuant to this Agreement, the Navy shall then take immediate action to notify the appropriate State and local agencies and affected members of the public.

e. If either Party determines that there may be an endangerment to the public health or welfare or the environment because of an actual or threatened release of hazardous substances, hazardous wastes, hazardous constituents at or from the Facility, DTSC may request that the Navy take such response actions as may be necessary to abate such danger or threat and to protect the public health or welfare or the environment.

11.2. Work Stoppage.

a. In the event that either Party determines that activities conducted pursuant to this Agreement will cause or otherwise be threatened by a situation that may present an endangerment

to public health, welfare or the environment at or near the Facility, that Party may propose the suspension of such activities, and activities may be stopped as per the Parties' agreement. If the Parties do not agree, the activities shall be stopped in accordance with the proposal and the matter shall be immediately referred to DTSC's Branch Chief, Office of Military Facilities, Northern California Region, for a work stoppage determination. The Navy may dispute DTSC's determination in accordance with section 21.10 (Expedited Dispute Resolution).

b. In the event that DTSC determines that a removal action being managed by the Navy as an emergency removal action should be managed as a time critical removal action, a non-time critical removal action or a remedial action, DTSC may propose the suspension or alteration of the action, and the action shall be stopped as per the Parties' agreement. If the Parties do not agree, the activities shall be stopped in accordance with the proposal and the matter shall be immediately referred to DTSC's Branch Chief, Office of Military Facilities, Northern California Region, for a work stoppage determination. The Navy may dispute DTSC's determination in accordance with section 21.10 (Expedited Dispute Resolution).

11.3. Removal Actions

a. All removal actions conducted at the Facility shall be subject to applicable State and federal law.

b. Nothing in this Agreement shall alter DTSC's authority with respect to removal actions conducted at the Facility.

c. The Navy shall provide DTSC with timely notice and opportunity to review, comment, and approve all proposed removal actions.

d. Time Critical Removal Actions ("TCRAs"). For purposes of this Agreement, "time critical removal action" means a physical condition as to which a response action needs to be initiated within six months after the Parties' agreement that the action should be undertaken as a TCRA. The Navy shall submit time critical removal action documents to DTSC for its review and approval as follows:

(1) The Navy shall submit a draft Action Memorandum and Workplan, so that it is received by DTSC within sixty (60) days of the Parties' decision that a removal action should be implemented.

(2) DTSC shall review the draft Action Memorandum and workplan and transmit written comments, so they are received by the Navy within ninety (90) days of the Parties' decision that a removal action should be implemented.

(3) The Navy shall revise and submit a revised draft Action Memorandum and workplan so that it is received by DTSC within one hundred-five (105) days of the Parties' decision that a removal action should be implemented.

(4) DTSC shall review and transmit comments on the revised draft Action Memorandum and workplan so they are received by the Navy within one hundred-twenty (120) days of the Parties' decision that a removal action should be implemented. All comments will be discussed and addressed prior to commencement of the public comment period.

(5) DTSC's comments during the fifteen (15) day review period may be transmitted orally, by meeting or telephone, and DTSC will provide written confirmation of comments.

(6) A 30-day public comment period will be initiated for the revised draft Action Memorandum and workplan and the CEQA document no later than one hundred thirty (130) days of the Parties' decision that a removal action should be implemented.

(7) No later than the scheduled commencement of fieldwork, the Parties shall respond jointly to comments received on the revised draft Action Memorandum and workplan during the public comment period.

(8) DTSC shall respond to comments on CEQA documents.

(9) DTSC will advise the Navy of any comments received during the CEQA public comment period and the Parties will work together to revise the revised draft final Action Memorandum and workplan, where appropriate, to account for comments received during the public comment period during the ten days following the conclusion of the public comment period. The Navy will submit this revision as a draft final Action Memorandum and workplan to DTSC at the conclusion of the ten day period.

(10) Where appropriate, a public meeting may be held during the public comment period.

(11) DTSC will notify the Navy of its approval or disapproval within ten (10) days after DTSC receives the draft final Action Memorandum and workplan.

(12) DTSC's determination is subject to the expedited dispute resolution process set out in section 21.10.

e. Non time critical removal actions. Non time critical removal actions are all removal actions that are neither emergency removal actions nor time critical removal actions. The Navy will submit non time critical removal action documents to DTSC for its review and approval in accordance with section 10 (Document Review and Approval).

f. All activities related to ongoing IM/removal actions shall be reported by the Navy in status reports as described in section 9 (Project Managers).

12. DEADLINES AND CONTENTS OF SITE MANAGEMENT PLAN

12.1. In order to ensure that the work to be performed under this Agreement is accomplished in a timely manner, the Parties have agreed to establish deadlines consisting of (i) near term milestones for the current fiscal year ("FY"), the budget year (FY+1) and the planning year (FY+2); (ii) out year milestones for the years occurring after the planning year until the completion of the cleanup or phase of the cleanup (FY+3 and beyond); and (iii) project end dates for the completion of major portions of the cleanup or for the cleanup as a whole.

12.2. Near term milestones for performance of work and submittal of documents within the current FY are enforceable. Near term milestones, out year milestones and project end dates will not change without the Parties' agreement, unless in accordance with the procedures outlined in section 19 (Extensions). Out year milestones and project end dates shall not be enforceable until they become near term milestones for the current FY in accordance with the terms of section 13.4; provided, however, if an activity is fully funded in the current FY, milestones associated with performance of work and submittal of documents associated with such activity (even if they extend beyond the current FY) shall be enforceable. For the purposes of this Agreement, a fiscal year is the yearly time frame used by the United States Government that commences on October 1 and ends September 30th of the following calendar year.

12.3. The SMP establishes deadlines out to the project end date for the submittal of documents pursuant to this Agreement. Pursuant to section 6 (RCRA-CERCLA Coordination) the SMP outlines all activities and associated documentation to be undertaken at the Facility for CERCLA response actions which would otherwise be handled as RCRA corrective actions. The SMP incorporates all deadlines and target dates contained in approved workplans. All schedules approved in future workplans immediately become incorporated in the SMP.

12.4. Deadlines in the SMP reflect the priorities agreed to by the Parties, in consultation with stakeholders. Site activities have been prioritized by weighing and balancing a variety of factors including, but not limited to:

- a. the relative risk considerations for the Site,
- b. potential or future use of the Facility,
- c. ecological impacts,
- d. intrinsic and future value of affected resources,

- e. cost effectiveness of the proposed activities,
- f. regulatory requirements,
- g. environmental justice considerations, and
- h. actual and anticipated funding levels.

While deadlines should not be driven by budget targets, such targets should be considered. In setting and modifying deadlines, the Parties will make good faith efforts to accommodate federal fiscal constraints, which include budget targets established by the Navy.

12.5. The SMP includes (and shall be amended annually to include):

- a. Actions necessary to mitigate any immediate threat to human health or the environment;
- b. A listing of all currently identified SWMUs (which may be grouped into Operable Units for RCRA-CERCLA coordination purposes) covered or identified pursuant to this Agreement;
- c. Activities and schedules for corrective actions covered by the SMP. Activities included, at a minimum, are:
 - (1) Near term milestones for the performance of work and submittal of all documents in the three-year SMP period,
 - (2) Out year milestones for all documents covered in the SMP for the years FY+3 through the project end date,
 - (3) Schedule for initiation of interim measures, removal actions, corrective measures and any initiation of other planned corrective action(s) covered by this Agreement, and
 - (4) Project end dates for the completion of any planned corrective action(s) covered by this Agreement.
- d. If the development of a document is fully funded in the first year of the three-year period covered by the SMP, enforceable deadlines for submittal of that draft document may extend beyond the current fiscal year as reflected in the SMP.

12.6. Initial near-term milestones for the Agreement are set forth in the schedule in Attachment C. These near-term milestones shall remain in effect unless amended through the development and DTSC review and approval of the SMP as described below.

12.7. The draft SMP shall be developed by the BRAC Cleanup Team and submitted within 60 days after execution of this agreement to DTSC for approval. The SMP shall be amended on a yearly basis as provided in section 13 (Budget Development and Amendment of Site Management Plan). All subsequent Amendments to the SMP shall meet all of the requirements set forth in this section.

12.8. The enforceable deadlines established pursuant to this section and section 13 (Budget Development and Amendment of Site Management Plan) shall be incorporated into the SMP attached to this Agreement.

12.9. The deadlines established in accordance with this section and section 13 (Budget Development and Amendment of Site Management Plan) may be extended during the SMP review process by following the procedures outlined in sections 12.4 - 12.7. All other extensions shall be governed pursuant to section 19 (Extensions) of this Agreement. Possible bases for extension of the deadlines, as determined by the Parties' agreement, include but are not limited to the identification of significant new site conditions at this Facility, reprioritization of activities under the Agreement that are caused by changing priorities or new site conditions elsewhere in the Navy, and reprioritization of activities under this Agreement caused by budget adjustments (e.g., rescissions, inflations adjustments, and reduced Congressional appropriations).

13. BUDGET DEVELOPMENT AND AMENDMENT OF SITE MANAGEMENT PLAN

13.1. Definitions:

a. "Deadline" or "milestone" shall mean a time limitation specifically established or provided for under the terms of the Agreement or the SMP for performance of work and submittal of documents and shall not include target dates. Deadlines shall include "near term milestones," "out year milestones" and "project end dates," as such terms are defined below.

b. "Near term milestones" shall mean the dates established by the Parties in the SMP for the submittal of documents and performance of work within the current fiscal year (FY), the next fiscal year or "budget year" (FY+1) and the year for which the budget is being developed or "planning year" (FY+2). The Parties recognize that milestones in the current fiscal year are enforceable.

c. "Out year milestones" shall mean the dates established by the Parties in the SMP in consultation with public stakeholders, for the submittal of documents within those years occurring after the "planning year" until the completion of the cleanup or phase of the cleanup (FY+3 through project end date, as defined below).

d. "Project end dates" shall mean the dates established by the Parties in the SMP in consultation with public stakeholders, for the completion of major portions of the cleanup or completion of the cleanup of the entire Facility.

13.2. Funding Sources.

a. The Parties intend that all the Navy's obligations arising under this Agreement will be fully funded. The Navy agrees to seek sufficient funding through the Department of the Navy budgetary process to fulfill its obligations under this Agreement.

b. The Navy believes that funds authorized and appropriated annually by Congress under the Base Realignment and Closure ("BRAC") or other applicable appropriation in the Department of Defense Appropriation Act to the Navy will be the exclusive source of funds for activities required by this Agreement consistent with SARA section 211, 10 U.S.C. Chapter 160.

c. In accordance with CERCLA section 120(e)(5) (42 U.S.C. section 9620(e)(5)) and 10 U.S.C. section 2706, the Navy shall submit the specific cost estimates and budgetary proposals associated with the implementation of this Agreement to Department of Defense ("DoD") for inclusion in its annual report to Congress.

d. Any requirement for the payment or obligation of funds by the Navy established by the terms of this Agreement shall be subject to the availability of appropriated funds and the provisions of 10 U.S.C. section 2703. No provision of this Agreement shall be interpreted to require obligation or payment of funds in violation of the Anti-Deficiency Act, 31 U.S.C. section 1341. In cases where payment or obligation of funds would constitute a violation of the Anti-Deficiency Act, the dates established requiring the payment or obligation of such funds shall be appropriately adjusted.

e. During any year in which the BRAC or other applicable appropriation is inadequate to meet the total Navy CERCLA implementation requirements, the Navy will, in consultation with DTSC, prioritize and allocate that year's appropriation consistent with section 12 (Deadlines and Contents of Site Management Plan).

13.3. The Department of the Navy, a federal agency, is subject to fiscal controls, hereinafter referred to as the Future Year Defense Plan ("FYDP"). The FYDP is a budgetary plan which covers a set six-year period (e.g., the next FYDP covers FY00 through FY05) and which feeds into the President's Executive Branch budget. The process for reviewing and adjusting the FYDP to (i) meet program requirements and (ii) conform to Office of Management and Budgets ("OMB") fiscal plans, is called the Program Objective Memorandum ("POM") process. Although the POM process technically occurs at two-year intervals, for purposes of this Agreement one may assume that the FYDP undergoes an annual POM-like review. To prepare for the development of the FYDP, the POM process is undergone in advance of the first year of the FYDP, such that POM 00 is started in FY 97, to prepare for the development of the FYDP running from FY00 through 05.

13.4. The Parties acknowledge that planning, programming and budgeting is a multi-year process. The Parties agree that they should be involved in the full cycle of planning, programming, and budgeting activities, although DTSC is under no obligation to be so involved.

13.5. Funding Levels.

a. The Navy agrees to meet with DTSC's project manager or designee to review the FYDP controls, develop a list of requirements/work to be performed at the Site for inclusion in the Navy's POM process, and participate in developing the Navy's Southwest Division ("SWDIV") submission to the President's proposed budget, based on POM decisions for the year currently under consideration. When developing the President's proposed budget, the Navy agrees to notify DTSC that SWDIV's budget controls have been received within ten working days of receiving those controls. Within 5 days of such notification, the Navy also agrees to consult with DTSC on the President's proposed budget. This consultation shall occur prior to SWDIV's initial budget submission to the Naval Facilities Engineering Command ("NAVFAC") headquarters.

b. In the event that the Parties cannot agree on funding levels required to perform all work outlined in the SMP, the Parties agree to make reasonable efforts to resolve these disputes informally. If the Parties cannot reach agreement, SWDIV, through NAVFAC, agrees to elevate the budget request to the Office of the Chief of Naval Operations ("OCNO") Navy Headquarters (after incorporating as much input from the Parties as possible) and inform OCNO of the possibility that DTSC will initiate enforcement action if the requested funds are insufficient to perform the work in dispute. In addition, if SWDIV's budget submission to NAVFAC does not include sufficient funds to complete all work in the existing SMP, after any agreed-upon modifications, the Navy's budget submission shall also include supplemental reports that fully disclose the work required by the SMP, but not included in the original budget request. These supplemental reports shall accompany the cleanup budget that the Navy submits from SWDIV through successive levels of the Navy to OCNO and to the DoD Comptroller.

13.6. SWDIV Budget.

a. The Navy shall forward to DTSC documentation of the budget requests (and any supplemental reports as outlined in section 13.2(b) above) for the site, as submitted by SWDIV to NAVFAC, and by NAVFAC to OCNO, within fourteen (14) days after the submittal of such documentation to OCNO.

b. SWDIV will coordinate the development of its budget with representatives of the U.S. EPA regional offices and the states that are in the geographical area administered by SWDIV.

13.7. Amended Site Management Plan.

a. No later than June 15 of each year after the development of the SMP, the Navy shall submit a draft Amended SMP which will propose deadlines to take effect in the next FY to DTSC. Unless the Parties agree to modify the deadlines as provided below, the draft Amended SMP should carry forward all near term milestones, out year milestones and project end dates included in the existing SMP. Therefore, in most cases, near term milestones in the existing SMP for FY+1 and FY+2 shall be proposed as the near term milestones for FY and FY+1 in the draft Amended SMP. In addition, the Navy shall examine the newly proposed FY and FY+1 milestones, funding circumstances (including OMB targets and/or guidance), and the factors outlined in section 12.4 to evaluate whether the previously agreed upon project end dates and out year milestones for FY+3 (i.e., what is FY+3 under the existing SMP and will become FY+2 under the Amended SMP) should become near term milestones.

b. Any proposed changes to milestones must be explained in a cover letter to the draft Amended SMP. Moreover, any changes to near term milestones, out year milestones or project end dates require the Parties' agreement. The draft Amended SMP should reflect any decisions made by the Parties during the planning, programming, and budgeting consultation process outlined in sections 12 and 13, and shall be based upon the assumption that all remedial requirements for the Facility submitted during the development of the President's budget for the upcoming fiscal year will be fully funded. Any disagreement over adjustment of deadlines pursuant to this section shall be resolved in the context of the draft final amendment to the SMP. Additionally, the yearly Amended SMP shall contain revised target dates for the submission of documents during the upcoming three fiscal years. The yearly Amendment to the SMP will incorporate any SWMUs or operable units newly identified pursuant to this Agreement.

c. The Parties shall meet as necessary to discuss the draft Amended SMP. Within thirty (30) days of receipt of the draft Amended SMP, DTSC shall review the draft Amended SMP and provide comments to the Navy. If DTSC submits comments and is not satisfied with the draft Amended SMP, the Parties will meet within fifteen (15) days of Navy's receipt of comments on the draft Amended SMP to discuss the draft Amended SMP.

d. Within thirty (30) days of receipt of DTSC's comments on the draft Amended SMP, the Navy shall make revisions and issue a revised draft ("draft final SMP"). DTSC shall approve or disapprove the draft final SMP within 30 days after it receives it.

e. The Navy will work with DTSC to reach consensus on the reprioritization of work made necessary by any yearly appropriation shortfalls or other circumstances described in paragraph 12.8. This may include working with representatives of the EPA regional offices and the States located within the geographical area administered by SWDIV to reach consensus on the reprioritization of work made necessary by any yearly appropriation shortfalls or other circumstances described in paragraph 12.8.

f. Within thirty (30) days after SWDIV has received official notification of SWDIV's allocation based on the current year's BRAC or other applicable appropriation, the Navy shall determine if planned work (as outlined in the draft final SMP) can be accomplished with the allocated funds. If the allocated funds are sufficient to complete all planned work for that fiscal year and no changes to the draft final SMP are required, the Navy shall immediately forward a letter to DTSC indicating that the draft final SMP has become the final SMP.

g. In the event that the Navy determines within the 30-day period specified above or receives mid-year notification of a Congressionally mandated rescission or reprogramming of funding such that the allocated funds are not sufficient to accomplish the planned work for the Site (an appropriation shortfall), the Navy shall immediately notify DTSC and the project managers shall meet within thirty (30) days to determine if planned work (as outlined in the draft final SMP) can be accomplished through rescoping or rescheduling activities in a manner that does not cause previously agreed upon near term milestones and out year milestones to be missed or through developing and implementing new cost-saving measures. If, during this thirty (30) day consultation period, the Parties determine that rescoping or implementing cost-saving measures are not sufficient to offset the appropriation shortfall and the Parties agree that near term milestones, out year milestones and project end dates should be modified, the Parties shall discuss these changes and develop modified deadlines, based on the prioritization process in section 12.4. If the Parties do not agree on appropriate modifications, the State retains its authority not to concur with a request to modify or extend existing schedules and deadlines.

h. The Navy shall submit a revised draft final SMP within thirty (30) days of the end of the consultation period. The revised draft final SMP shall reflect DTSC's input. DTSC shall have thirty (30) days to review the revised draft final SMP, and will notify the Navy in writing whether it approves or disapproves the revised draft final SMP. If DTSC approves the revised draft final SMP, it shall become the final SMP.

i. If DTSC disapproves the revised draft final SMP, the Navy may submit the issue to expedited dispute resolution as set forth in section 21.10. Within fifteen (15) days after the conclusion of dispute resolution, the Navy shall revise and reissue the final SMP as necessary. Any dispute under this section shall not affect the timely adherence to the terms of this Agreement, including schedules, except as specifically provided herein.

14. SUBMITTALS

14.1. Beginning with the fourth full month following the effective date of this Agreement, until suspended by DTSC in writing, the Navy shall provide DTSC with quarterly progress reports of corrective action, removal action and remedial action activities completed, in progress and to be conducted pursuant to this Agreement. Progress reports are due on the tenth day of the month following the end of the previous quarter. The progress reports shall conform to the Scope of Work for Progress Reports. DTSC may adjust the frequency of progress reporting to be consistent with site-specific activities.

14.2. Any report or other document submitted by the Navy pursuant to this Agreement shall be signed and certified by the Navy's project manager or other duly authorized Navy representative.

14.3. The certification required above shall be in the following form:

"I certify that the information contained in or accompanying this submittal is true, accurate, and complete. As to those portions of this submittal for which I cannot personally verify the accuracy, I certify that this submittal and all attachments were prepared at my direction in accordance with procedures designed to assure that qualified personnel properly gathered and evaluated the information submitted. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature: _____

Name: _____

Title: _____

Date: _____

14.4. The Navy shall provide three (3) copies of all documents, including but not limited to, workplans, reports, and correspondence of fifteen (15) pages or longer. Submittals specifically exempted from this copy requirement are all progress reports and correspondence of less than 15 pages, of which one copy is required.

14.5. Unless otherwise specified, all reports, correspondence, approvals, disapprovals, notices, or other submissions relating to this Agreement shall be in writing and shall be sent to the respective Project Managers. All submittals to DTSC required by this Agreement shall be printed on recycled paper, shall be copied double-sided whenever practicable, and shall be sent to:

Anthony J. Landis, P.E., Branch Chief
Northern California Operations
Office of Military Facilities
Department of Toxic Substances Control
10151 Croydon Way, Suite 3
Sacramento, California 995827-2106
Attn: FISCO Alameda Facility/Alameda Annex Project Coordinator

15. PROPOSED CONTRACTOR/CONSULTANT

15.1. All work performed pursuant to this Agreement shall be under the direction and supervision of a professional engineer or registered geologist, registered in California, with expertise in hazardous waste site cleanup. Any Navy contractor or consultant shall have the technical expertise sufficient to fulfill his or her responsibilities. Within fourteen (14) days of the effective date of this Agreement, the Navy shall notify DTSC's project manager in writing of the name, title, and qualifications of the professional engineer or registered geologist and of any contractors or consultants and their personnel to be used in carrying out the terms of this Agreement.

16. QUALITY ASSURANCE

16.1. All sampling and analyses performed by the Navy under this Agreement shall follow applicable DTSC and U.S. EPA guidance for sampling and analysis. Workplans shall contain quality assurance/quality control and chain of custody procedures for all sampling, monitoring, and analytical activities. Any deviations from the approved workplans must be approved by DTSC prior to implementation, must be documented, including reasons for the deviations, and must be reported in the applicable report (e.g., RFI Report). The Navy may secure telephone approval from the DTSC project manager for field work changes.

16.2. The Navy must use California state-certified analytical laboratories for all laboratory work performed pursuant to this Agreement. Upon DTSC's approval, the Navy may use non-California certified analytical laboratories in those cases where no California state approval laboratory is available or able to conduct chemical analyses for work required under this Agreement.

16.3. All workplans required under this Agreement shall include data quality objectives for each data collection activity to ensure that data of known and appropriate quality are obtained and that data are sufficient to support their intended uses.

16.4. The Navy shall monitor to ensure that high quality data are obtained by its consultant or contract laboratories. The Navy shall ensure that laboratories it used or uses for analysis perform such analysis according to the latest approved edition of "Test Methods for Evaluating Solid Waste, (SW-846)," or other methods deemed satisfactory to DTSC. If methods other than U.S. EPA methods are to be used, the Navy shall specify all such protocols in the applicable workplan (e.g., RFI Workplan). DTSC may reject any data that do not meet the requirements of the approved workplan, U.S. EPA analytical methods, or quality assurance/quality control procedures, and may require resampling and analysis.

16.5. The Navy shall ensure that the California state-certified laboratories it used or uses for analyses have a quality assurance/quality control program. DTSC may conduct a performance and quality assurance/quality control audit of the laboratories chosen by the Navy before, during,

or after sample analyses. Upon DTSC's request, the Navy shall have its selected laboratory perform analyses of samples provided by DTSC to demonstrate laboratory performance. If the audit reveals deficiencies in a laboratory's performance or quality assurance/quality control procedures, resampling and analysis may be required by DTSC.

17. SAMPLING AND DATA/DOCUMENT AVAILABILITY

17.1. The Navy shall submit to DTSC the results of all sampling and/or tests or other data generated by its employees, agents, consultants, or contractors pursuant to this Agreement, upon DTSC's request.

17.2. The Navy shall notify DTSC in writing at least seven (7) days prior to beginning each separate phase of field work approved under any document required by this Agreement.

17.3. At DTSC's request, the Navy shall provide or allow DTSC or its authorized representative to take split or duplicate samples of all samples collected by the Navy pursuant to this Agreement. Similarly, at the Navy's request, DTSC shall allow the Navy or its authorized representative to take split or duplicate samples of all samples collected by DTSC under this Agreement.

18. STATE CERTIFICATION

18.1. When the Navy believes that the final corrective action(s) for a given SWMU or AOC have been completed in accordance with the requirements of this Agreement, it shall so advise DTSC in writing, and shall schedule and conduct a close-out inspection to be attended by the Navy and DTSC. Within thirty (30) days of each close-out inspection, the Navy shall submit a Close-Out Inspection Report, signed by the Navy's signatory authority or designee, certifying that the corrective action(s) has been completed in full satisfaction of the requirements of this Agreement. The Navy shall also submit a request for State certification of the completion of the corrective action.

18.2. The Close-Out Inspection Report shall contain a summary of the SWMU or AOC, the corrective action(s) undertaken for this SWMU or AOC, the post-remedial activities planned for the SWMU or AOC, and any noteworthy observations made during the close-out inspection. Within ninety (90) days of receipt of the Navy's request for certification, DTSC shall advise the Navy in writing that it:

- a. certifies that the corrective action has been completed in accordance with this Agreement, based on conditions known at the time of certification; or
- b. denies the Navy's request for certification, stating in full the basis of its denial and detailing the additional work needed for corrective action completion and certification.

18.3. If DTSC denies the Navy's request for certification that a corrective action has been completed in accordance with this Agreement, the Navy may invoke dispute resolution within twenty (20) days of receipt of DTSC's written denial to review DTSC's determination on certification or additional work needed. If DTSC's denial of certification is upheld in Dispute Resolution, the Navy will perform the requested additional work.

18.4. If dispute resolution is not invoked, or if DTSC's denial of certification is upheld in dispute resolution, the Navy shall propose a deadline for the submittal of a draft supplemental work plan. The draft supplemental work plan shall contain a schedule for completion of the additional required work. After performing the additional work, the Navy may resubmit a request for certification to DTSC. DTSC shall then grant or deny certification pursuant to the process set forth in this section.

19. EXTENSIONS

19.1. The Navy may request an extension of any deadline for good cause. The request shall be made at least 7 days prior to the deadline, if practicable, and shall specify:

- a. the timetable, deadline or schedule that is sought to be extended;
- b. the length of the extension sought;
- c. the good cause for the extension; and
- d. the extent to which any related timetable and deadline or schedule would be affected if the extension were granted.

19.2. Good cause means:

- a. an event of force majeure as (as defined in section 20, *infra*)
- b. a delay caused by DTSC's failure to meet any requirement of this Agreement provided that the delay is directly related to the matter that is the subject of the proposed extension;
- c. a delay caused by the good faith invocation of dispute resolution or the initiation of judicial action;
- d. a delay caused, or likely to be caused, by an extension of another timetable and deadline or schedule;

- e. a delay in DTSC's review of a permit application or issuance of a permit or other forms of authorization required to perform activities undertaken pursuant to this Agreement;
- f. a stop-work order issued by DTSC;
- g. unanticipated breakage or accident to machinery, equipment or lines of pipe despite reasonably diligent maintenance;
- h. unusual delay in transportation;
- i. inability to obtain, at reasonable cost and after exercise of reasonable diligence, any necessary authorizations, approvals, permits, or licenses due to action or inaction of any governmental agency or authority other than the Navy;
- j. delays caused by compliance with applicable statutes or regulations governing contracting, procurement or acquisition procedures, despite the exercise of reasonable diligence; or
- k. any other event or series of events mutually agreed to by the Parties as constituting good cause.

19.3. Absent agreement of the Parties with respect to the existence of good cause, the Navy may seek and obtain a determination through the dispute resolution process that good cause exists.

19.4. Within seven (7) days of receipt of a request for an extension of a timetable, deadline or schedule, DTSC shall advise the Navy in writing of its position on the request. If DTSC does not concur in the requested extension, it shall include in its statement of nonconcurrence an explanation of the basis for its position.

19.5. If DTSC grants the extension, the Navy shall extend the affected timetable and deadline or schedule accordingly. If DTSC disapproves the requested extension, the timetable and deadline or schedule shall not be extended. The Navy may submit DTSC's decision to dispute resolution in accordance with section 21 (Dispute Resolution).

19.6. In any dispute resolution, the Navy shall bear the burden of proof on the issue of whether it exercised due diligence to avoid the situations set out in 19.2.g, h, i, or j, above.

20. FORCE MAJEURE

20.1. A force majeure shall mean any event arising from a cause not foreseeable and beyond the control of the Navy, which could not be avoided or overcome by due diligence and

which delays or prevents performance by a deadline that exists because of this Agreement. An event of force majeure shall excuse the Navy from compliance with the schedules in the SMP. Examples of force majeure include:

- a. acts of God, fire, war, insurrection, civil disturbance, or explosion;
- b. adverse weather conditions that could not be reasonably anticipated;
- c. national conflict or emergency declared by the President or Congress and affecting the Navy;
- d. restraint by court order or order of public authority;
- e. a strike, lockout or other labor difficulty; or
- f. insufficient availability of appropriated funds due to Congressionally mandated cuts or rescissions.

20.2. For purposes of “f” above, force majeure does not include increased costs or expenses of response actions.

20.3. When circumstances which may delay or prevent the completion of the Navy’s obligation under this Agreement are caused by a force majeure event, the Navy shall notify DTSC’s project manager orally of the circumstances within forty-eight (48) hours after the Navy first became aware of these circumstances. Within fifteen (15) days of the oral notification, the Navy shall deliver a written explanation of the cause(s) of any actual or expected delay and the anticipated duration of any delay to DTSC. The Navy shall exercise its best efforts to avoid or minimize any such delay and any effects of such delay.

20.4. DTSC may invoke expedited dispute resolution (section 21.10) with respect to the Navy’s claim of force majeure based on lack of funding, including a dispute on the issue of the Navy’s good faith efforts to obtain the funding.

20.5. An event of force majeure does not affect obligations of the Navy that are outside the scope of this Agreement.

21. DISPUTE RESOLUTION

21.1. The Parties will use their best efforts to resolve all disputes informally. Except as specifically set forth elsewhere in this Agreement, the procedures contained in this section shall apply to resolution of disputes arising under this Agreement. If the Navy fails to follow the procedures contained in this section, it shall have waived its right to further consideration of the disputed issue.

21.2. Within fifteen (15) days after DTSC notifies the Navy that DTSC disapproves a document, or within fifteen (15) days after an action that generates a dispute, the Navy shall submit a written statement of the dispute, setting forth the nature of the dispute, the work affected by the dispute and the technical, legal or factual information upon which the Navy is relying to support its position, to the Branch Chief, Northern California Office of Military Facilities, Department of Toxic Substances Control (or to his/her designee).

21.3. DTSC and the Navy shall have twenty-one (21) days from DTSC's receipt of the Navy's written request to resolve the dispute through formal discussions. The Parties may agree to extend this time period. During such period, the Navy may meet or confer with DTSC to discuss the dispute.

21.4. After the formal discussion period, DTSC will provide the Navy with its written decision on the dispute. DTSC's written decision will reflect any agreements reached during the formal discussion period and be signed by the Branch Chief, Office of Military Facilities, Northern California Region (or his/her designee).

21.5. Within fifteen (15) days after the Navy receives DTSC's written decision, the Navy may seek additional review of DTSC's written decision by the Senior Executive Committee ("SEC") by forwarding a copy of DTSC's written decision, along with a request for review, to the SEC. The Navy's representative on the SEC is the Commander, SOUTHWESTNAVFACENGCOM, or his/her designee. The DTSC representative is the Division Chief, Office of Military Facilities or his/her designee.

21.6. The SEC shall have twenty-one (21) days from receipt of DTSC's decision and Navy's written request to resolve the dispute through formal discussions. If the SEC is not able to resolve the dispute, the DTSC representative will issue a written decision within five (5) days following the close of this period.

21.7. Within fifteen (15) days after the Navy receives DTSC's written decision, the Navy may seek additional review of DTSC's written decision by forwarding a copy of DTSC's written decision to both the Deputy Assistant Secretary of the Navy (Environment and Safety) and to the DTSC Director, along with a request for review. These Navy and DTSC representatives, or their respective designees, shall meet and attempt to resolve the dispute within twenty-one (21) days after receipt of DTSC's SEC decision.

21.8. Within twenty-one (21) days of resolution of a dispute pursuant to the non-expedited dispute resolution procedures, the Navy shall incorporate the resolution and final determination into the appropriate plan, schedule, document or action.

21.9. If the Navy and DTSC are ultimately unable to resolve the issue in dispute in accordance with the non-expedited procedures, DTSC shall issue a written statement of the status of the dispute. DTSC reserves its rights to take any action available under applicable State and

federal law. The Navy reserves its rights to take any action or to assert any defense available to it under applicable State and federal law.

21.10. Expedited Dispute Resolution.

a. Issues subject to expedited dispute resolution by the terms of this Agreement shall be submitted directly to the SEC within five (5) days after DTSC notifies the Navy that DTSC disapproves a document, or within five (5) days after an action that generates a dispute. The SEC shall have ten (10) days to resolve the dispute. If the SEC is not able to resolve the dispute, the DTSC representative will issue a written decision within five (5) days following the close of this period.

b. Within seven (7) days after the Navy receives DTSC's written decision, the Navy may seek additional review of DTSC's written decision by forwarding a copy of DTSC's written decision to both the Deputy Assistant Secretary of the Navy (Environment and Safety) and to the DTSC director, along with a request for review. These Navy and DTSC representatives, or their respective designees, shall meet and attempt to resolve the dispute within ten (10) days after receipt of DTSC's SEC decision.

c. Within twenty-one (21) days of resolution of a dispute pursuant to the expedited procedures, the Navy shall incorporate the resolution and final determination into the appropriate plan, schedule, document or action.

d. If the Navy and DTSC are ultimately unable to resolve the issue in dispute in accordance with this section, DTSC shall issue a written statement of the status of the dispute. DTSC reserves its rights to take any action available to it under applicable State and federal law. The Navy reserves its rights to take any action or to assert any defense available to it under applicable State and federal law.

21.11. During the pendency of regular or expedited dispute resolution, work affected by the dispute may be discontinued if the Navy makes such a request to DTSC. The work will stop unless DTSC makes a determination that work stoppage would present an endangerment to public health or welfare or the environment, in accordance with section 11.2 (Work Stoppage). The existence of a dispute shall not excuse, toll, or suspend any other compliance obligation or deadline required pursuant to this Agreement.

21.12. For purposes of this section, each Party's representative must be authorized to bind that Party to any resolution reached jointly by the Parties.

22. OTHER CLAIMS

22.1. Nothing in this Agreement shall restrict the State from taking any action under RCRA, CERCLA, State law, or other environmental statutes for any matter not specifically part of the work performed under this Agreement.

22.2. Nothing in this Agreement shall constitute or be construed as a bar, or a discharge, or a release, from any claim, cause of action or demand in law or equity by or against any person, firm, partnership, or corporation not a signatory to this Agreement for any liability it may have arising out of, or relating in any way to the generation, storage, treatment, handling, transportation, release, or disposal of any hazardous substances, hazardous waste, pollutants, or contaminants found at, taken to, or taken from the Facility. Specifically, this Agreement does not bar any claim for:

- a. natural resources damage assessments, or for damage to natural resources; or
- b. liability for disposal of any Hazardous Substances or waste material taken from the Facility.

22.3. DTSC shall not be held as a party to any contract entered into by the Navy to implement the requirements of this Agreement.

22.4. The Navy shall notify the appropriate federal and State natural resource trustees of potential damages to natural resources resulting from releases or threatened releases under investigation, as required by CERCLA section 104(b)(2) (42 U.S.C. Section 9604(b)(2)), and section 2(e)(2) of Executive Order 12580. Except as provided herein, the Navy is not released from any liability which it may have pursuant to any provisions of State and federal law, including any claim for damages for destruction of, or loss of, natural resources.

23. RESERVATION OF RIGHTS

23.1. Notwithstanding anything in this Agreement, DTSC may initiate any action or pursue any legal or equitable remedies available to it under applicable State or federal law, including the issuance of administrative orders or taking any other enforcement actions to require additional response actions by the Navy in the event that: (a) conditions previously unknown or undetected by DTSC arise or are discovered at the Facility; or (b) DTSC receives additional information not previously available concerning the premises which it employed in reaching this Agreement; or (c) DTSC determines that the implementation of the requirements of this Agreement are no longer protective of public health and the environment; or (d) DTSC discovers the presence of conditions on the Facility which may constitute an imminent and substantial danger to the public health, welfare, or the environment; or (e) the Navy fails to meet any of its obligations under this Agreement; or (f) the Navy fails or refuses to comply with any applicable requirement of CERCLA or RCRA or State laws.

23.2. DTSC reserves all of its statutory and regulatory powers, authorities, rights, and remedies, both legal and equitable, which may pertain to the Navy's failure to comply with any of the requirements of this Agreement. This Agreement shall not be construed as a covenant not to sue, release, waiver, or limitation on any rights, remedies, powers, or authorities, civil or criminal, that DTSC has under any statutory, regulatory, or common law authority.

23.3. DTSC reserves the right to disapprove work performed by the Navy pursuant to this Agreement and to request that the Navy perform additional tasks.

23.4. DTSC reserves the right to perform any portion of the work consented to herein or any additional site characterization, feasibility study, and/or remedial actions it deems necessary to protect human health and/or the environment. DTSC may exercise its authority under any applicable State or federal law or regulation to undertake response actions at any time. DTSC reserves its right to seek reimbursement from the Navy for costs incurred by the State with respect to such actions. DTSC will notify the Navy in writing as soon as practicable regarding the decision to perform any work described in this section.

23.5. If DTSC determines that activities in compliance or noncompliance with this Agreement have caused or may cause a release of hazardous waste and/or hazardous waste constituents, or a threat to human health and/or the environment, or that the Navy is not capable of undertaking any of the work required, DTSC reserves its rights to order the Navy to stop further implementation of this Agreement for such period of time as DTSC determines may be needed to abate any such release or threat. The deadlines for any actions required of the Navy under this Agreement affected by the order to stop work shall be extended to take into account DTSC's actions.

23.6. This Agreement is not intended to be nor shall it be construed to be a permit. DTSC's approval of any workplan, plan, and/or specification does not constitute a warranty or representation that the workplans, plans, and/or specifications will achieve the required cleanup or performance standards. The Navy's compliance with the terms of this Agreement shall not relieve the Navy of its obligations to comply with the Health and Safety Code or any other applicable local, State, or federal statute or regulation.

23.7. The Parties, after exhausting their remedies under this Agreement, reserve any and all rights, including the right to raise or assert any defense they may have under any law, where those rights are not inconsistent with the provisions of this Agreement.

24. REAL PROPERTY TRANSFER

24.1. Except as otherwise specifically provided in CERCLA section 120(h)(3)(B), in other applicable State or federal law, or by written agreement with DTSC, no change or transfer of any interest in the Facility or any part thereof shall in any way alter the status or responsibility of the Navy under this Agreement.

24.2. The Navy agrees to give DTSC ninety (90) days notice prior to the sale or transfer by the United States of America of any title, easement, or other interest in the real property affected by this Agreement. The Navy agrees to comply with section 120 (h) of CERCLA (42 U.S.C. Section 9620 (h)), including the Community Environmental Response Facilitation Act (“CERFA”), and any additional amendments thereof, and with 40 C.F.R. Part 373, if applicable.

24.3. In accordance with DoD Guidance, the Navy agrees to notify DTSC of all planned leases or property transfers, and to submit Findings of Suitability to Lease (“FOSLs”) and Findings of Suitability to Transfer (“FOSTs”) documents for DTSC’s review and comment. In the event the Navy decides to pursue early transfers, the Navy agrees to notify the Governor of the State of the intent to request a deferral of the CERCLA covenant and to submit Findings of Suitability for Early Transfer (“FOSETs”), in accordance with section 120(h)(3) and DoD Guidance. An early transfer, pursuant to section 120(h)(3)(C) of CERCLA, may be made upon a finding by the Governor of the State that the property is suitable for early transfer (FOSET). The Navy also agrees to submit environmental assessment documents, including but not limited to Site-Specific or Supplemental Environmental Baseline Surveys, in support of the FOSLs and FOSTs/FOSETs. The Navy agrees that any unresolved comments from DTSC must be included as attachments to the documents. The Navy agrees that all FOSTs and FOSETs are also subject to public notice requirements, and a 30-day public comment period. The Navy agrees to provide copies of the signed FOSTs and FOSETs to DTSC.

24.4. In accordance with section 120(h) of CERCLA (42 U.S.C. section 9620(h)) and 40 C.F.R. Part 373, the Navy shall include notice of this Agreement in any Agreement or Memorandum of Understanding that permits any non-Navy activity to function as an operator on any portion of the Facility.

25. CALIFORNIA ENVIRONMENTAL QUALITY ACT

25.1. DTSC must comply with the California Environmental Quality Act (“CEQA”). The Navy shall provide all information necessary to facilitate any CEQA analysis. DTSC will determine the applicability of CEQA for each project at the Facility. If the activities are not exempt from CEQA, DTSC will conduct an Initial Study. Based on the results of the Initial Study, DTSC will determine if a Negative Declaration or an Environmental Impact Report (“EIR”) should be prepared. DTSC will prepare and process any such Negative Declaration. However, should DTSC determine that an EIR is necessary, such an EIR would be prepared under a separate agreement between DTSC and the Navy. The Navy’s actions taken pursuant to this paragraph shall not be construed as an admission by the Navy that CEQA governs Navy activities on FISCO Alameda Facility/Alameda Annex.

26. PERMITS

26.1. The Navy has been granted a RCRA permit which governs corrective action for releases of hazardous wastes or constituents at the Facility. This Agreement supersedes the terms

of the corrective action order which is incorporated by reference in the RCRA permit. With respect to corrective actions that are deferred to the CERCLA process, remedial decisions that comply with all substantive RCRA requirements and are approved by DTSC pursuant to this Agreement will be incorporated into the permit.

26.2. The Parties recognize that section 121(e)(1) of CERCLA provides that portions of response actions required by this Agreement and conducted entirely on site are exempt from the procedural requirement to obtain certain permits, when such response action is selected and carried out in compliance with section 121 of CERCLA. It is the understanding of the Parties that the statutory language is intended to avoid delay of on-site response actions, due to procedural requirements of the permit process. The Parties agree that, to the extent consistent with RCRA and the California Hazardous Waste Control Law (Chapter 6.5 commencing with section 25100, Division 20, of the Health and Safety Code), no DTSC permit or permit modification will be required for activities required under any Remedial Action Plan/Record of Decision that DTSC approves.

26.3. Where applicable, the Navy agrees to seek and implement any federal, State or local permits, including RCRA permits, for operations or processes required to implement activities regulated under this Agreement.

26.4. This Agreement does not affect any obligation the Navy may have under federal and/or State laws to obtain such permits for ongoing hazardous waste management activities.

26.5. To the extent that the Navy discharges its RCRA corrective action obligations which relate to the releases or threatened releases of hazardous waste or constituents through CERCLA response actions and proposes a response action, other than an emergency removal action, to be conducted entirely onsite, which in the absence of Section 121(e)(1) of CERCLA and the NCP would require a federal, State or local permit, the Navy shall include in its draft decision document:

- a. identification of each permit which would otherwise be required,
- b. identification of the standards, requirements, criteria, or limitations which would have had to be met under each such permit, and
- c. an explanation of how the response action proposed will meet the standards, requirements, criteria or limitations identified immediately above.

26.6. The Navy shall notify DTSC in writing of any permits required for any off-Site activities it plans to undertake as soon as it becomes aware of the requirement. The Navy shall apply for all such permits and provide DTSC with copies of all such permits.

27. COMPLIANCE WITH APPLICABLE LAWS

27.1. All actions required to be taken pursuant to this Agreement shall be undertaken in accordance with the applicable requirements of all local, State, and federal laws and regulations. The Navy shall obtain or cause its representatives to obtain all permits and approvals necessary under such laws and regulations. This Agreement shall not in any way relieve the Navy from its obligation to comply with any of the applicable provisions of the California Hazardous Waste Control Law or its implementing regulations, RCRA or its implementing regulations, or any permit, closure or post-closure plan, hazardous waste management requirement, order or agreement issued or entered into thereunder. This Agreement shall not relieve the Navy from its obligation to comply with any other applicable federal, State or local law, regulation, order, permit or any other agreement.

28. ACCESS

28.1. Subject to the Facility's security and safety procedures, the Navy agrees to provide DTSC and its representatives access at all reasonable times to the Facility and any other property to which access is required for implementation of this Agreement. The Navy shall permit such persons to inspect and copy all records, files, photographs, documents, including all sampling and monitoring data, that pertain to work undertaken pursuant to this Agreement and that are within the possession or under the control of the Navy or its contractors or consultants.

28.2. The Navy shall honor all reasonable requests for access by DTSC upon presentation of proper credentials. The Navy project manager or his/her designee will provide briefing information, coordinate access and escort to restricted or controlled-access areas, arrange for base passes and coordinate any other access requests which arise.

28.3. DTSC shall provide reasonable notice (which shall, if practical, be twenty-four (24) hours advance notice) to the Navy project manager to request any necessary escorts. DTSC shall not use any camera, sound recording or other recording device at FISCO Alameda Facility/Alameda Annex without the appropriate permission. The Navy shall not unreasonably withhold such permission.

28.4. To the extent that work being performed pursuant to this Agreement must be done beyond the Facility property boundary, the Navy shall use its best efforts to obtain access agreements necessary to complete work required by this Agreement from the present owners of such property within thirty (30) days of approval of any workplan for which access is required. Best efforts as used in this paragraph shall include, at a minimum, a letter by certified mail from the Navy to the present owners of such property requesting an agreement to permit the Navy and DTSC and its authorized representatives access to such property and, if necessary, offering the payment by the Navy of fair market value in consideration of granting access. Any such access agreement shall provide for access to DTSC and its representatives. The Navy shall provide DTSC's project manager with a copy of any access agreements. In the event that an agreement

for access is not obtained within thirty (30) days of approval of any workplan for which access is required, or of the date that the need for access becomes known to the Navy, the Navy shall notify DTSC in writing within fourteen (14) days thereafter regarding both the efforts undertaken to obtain access and its failure to obtain such agreements. DTSC may, at its discretion, assist the Navy in obtaining access. In the event DTSC obtains access, the Navy shall undertake approved work on such property. DTSC may determine that additional on-site measures must be taken to address releases beyond the Facility boundary if access to off-site areas cannot be obtained.

28.5. Nothing herein shall be construed as limiting EPA's or the State's statutory authority for access or information gathering, except as that right may be limited by applicable national security regulations or other State or federal law.

29. ENFORCEABILITY

29.1. All timetables and deadlines shall be enforceable.

29.2. Any final resolution of a dispute pursuant to section 21 (Dispute Resolution), which establishes a term, condition, timetable, deadline or schedule shall be enforceable, consistent with section 12 (Deadlines and Contents of Site Management Plan) and section 23 (Reservation of Rights) of this Agreement.

29.3. Nothing in this Agreement shall be construed as a restriction or waiver of any rights or defenses, including sovereign immunity, that the State or the Navy may have under federal or State law.

30. RECORD PRESERVATION

30.1. The Parties shall retain, during the pendency of this Agreement and for a minimum of ten (10) years after its termination, all data, records, and documents that relate in any way to the performance of this Agreement, including pertinent documents concerning hazardous waste management and/or disposal at the Facility. Each Party shall notify the other Party in writing ninety (90) days prior to the destruction of any such records, and shall provide the other Party with the opportunity to take possession of any such records. Such written notification shall reference the effective date and caption of this Agreement and shall be addressed to:

Anthony J. Landis, P.E., Branch Chief
Northern California Operations
Office of Military Facilities
Department of Toxic Substances Control
10151 Croydon Way, Suite 3
Sacramento, California 95827-2106

Environmental Specialist Support Team Leader
Southwest Division, Naval Facilities Engineering Command
1220 Pacific Highway
San Diego, California 92132-5190

30.2. If either Party retains or employs any agent, consultant, or contractor for the purpose of carrying out the terms of this Agreement, that Party will require any such agents, consultants, or contractors to provide the other Party a copy of all documents produced pursuant to this Agreement.

30.3. All documents pertaining to this Agreement shall be stored in the current central locations at the former Naval Air Station Alameda and the Alameda Public Library to afford ease of access by DTSC and its representatives.

31. NOTICE TO CONTRACTORS AND SUCCESSORS

31.1. The Navy shall provide a copy of this Agreement to all prime contractors/consultants retained to conduct or monitor any portion of the work performed pursuant to this Agreement and shall condition all such contracts on compliance with the terms of this Agreement. The Navy shall give written notice of this Agreement to any successor in interest prior to transfer of ownership or operation of the Facility and shall notify DTSC at least seven (7) days prior to such transfer.

32. MODIFICATION

32.1. This Agreement may be modified by the Parties' agreement. Any agreed modifications shall be in writing, shall be signed first by the Navy and then by DTSC, shall be effective the date on which they are signed by DTSC, and shall be deemed incorporated into this Agreement.

33. TERMINATION

33.1. This Agreement may be terminated pursuant to either (a) or (b) below.

a. Acknowledgment of Satisfaction.

(1) The provisions of this Agreement shall be deemed satisfied and this Agreement will terminate upon the execution by both Parties of an Acknowledgment of Satisfaction ("Acknowledgment"). DTSC will prepare the Acknowledgment for the Parties' signature. The Acknowledgment will specify that the Navy has demonstrated to DTSC's satisfaction that the terms of this Agreement, including payment of DTSC's costs, have been satisfactorily completed. The Acknowledgment will affirm the Navy's

continuing obligation to preserve all records after the rest of the Agreement is satisfactorily completed.

(2) The Navy may request in writing that DTSC prepare the Acknowledgment. Within sixty (60) days after receiving the request, DTSC shall either approve the request and prepare the Acknowledgment or shall deny the request and provide a written explanation of its denial to the Navy.

b. Either Party to this Agreement may terminate the Agreement by giving ninety (90) days notice to the other Party.

34. EFFECTIVE DATE

34.1. The effective date of this Agreement shall be the date on which this Agreement is signed by all the Parties. "Days" means calendar days except as otherwise specified.

35. NOTIFICATION

35.1. The Parties shall transmit all required documents and comments thereon, and all required notices by next day mail, hand delivery, or facsimile (and followed by an original by first-class mail), or by certified mail if transmitted sufficiently ahead of the applicable deadline. Notifications shall be deemed effective upon receipt.

35.2. Notice to the individual Parties pursuant to this Agreement shall be sent to the addresses specified by the Parties. Initially these shall be as follows:

State: Ms. Mary Rose Cassa, R.G.
Hazardous Substances Engineering Geologist
Office of Military Facilities
Department of Toxic Substances Control
700 Heinz Avenue, Suite 200
Berkeley, California 94710-2721

Navy: Mr. Richard Hegarty, BRAC Environmental Coordinator
Southwest Division, Naval Facilities Engineering Command
950 W. Mall Square, Bldg. 1
Alameda Point
Alameda, California 94501

35.3. All routine correspondence may be sent via first class mail to the above addressees.

35.4. The individuals to whom notice should be given pursuant to this Agreement may be changed by giving notice in accordance with the procedure set out in section 35.1.

36. RELEASE OF RECORDS

36.1. The Parties may request of one another access to or a copy of any record or document relating to this Agreement, or upon the requesting Party's demonstration of the need to know, any other remediation activities conducted at the Facility. If the Party that is the subject of the request (the originating Party) has the record or document, that Party shall provide access to or a copy of the record or document; provided, however, that no access to or copies of records or documents need be provided if they are subject to claims of confidentiality because of attorney-client privilege, attorney work product, deliberative process, enforcement confidentiality, the Federal Privacy Act, or properly classified for national security under law, regulation, or executive order.

36.2. Records or documents identified by the originating Party as confidential pursuant to (a) non-disclosure provisions of the Freedom of Information Act ("FOIA"), 5 U.S.C. section 552, other than those listed in subsection 36.1 above, or (b) the California Public Records Act, section 6250, et seq. of the California Government Code, shall be released to the requesting Party, provided the requesting Party states in writing that it will not release the record or document to the public without prior approval of the originating Party or, if the originating Party does not approve, giving that Party the opportunity to contest any preliminary decision to release a document, in accordance with applicable statutes and regulations. The foregoing sentence shall also apply to budget information provided by the Navy pursuant to section 13 of this Agreement and identified by the Navy as "confidential", pursuant to FOIA 5 U.S.C., section 552(b)(4) and California Government Code Section 6254(k). Records or documents which are provided to the requesting Party and which are not identified as confidential may be made available to the public without further notice to the originating Party.

36.3. The Parties will not assert one of the above exemptions in sections 36.1 or 36.2, including any exemptions available under the FOIA and California Public Records Act if no governmental interest would be jeopardized by access or release as determined solely by the Party who could assert the privilege.

36.4. Any documents required to be submitted to DTSC for its review and approval, and analytical data showing test results, will not be subject to subsection 36.2 or the proviso in section 36.1.

36.5. This section does not change any requirement regarding press releases in section 37 (Public Participation).

36.6. A determination not to release a document for one of the reasons specified in sections 36.1 and 36.2 above shall not be subject to section 21 (Dispute Resolution). Any Party objecting to another Party's determination may pursue the objection through the determining Party's appeal procedures, concerning releasability of documents.

37. PUBLIC PARTICIPATION

37.1. The Navy shall comply with public participation requirement as set forth in this Agreement and in applicable State and federal law. DTSC will inform the Navy in a timely manner of all State requirements it determines pertain to public participation.

37.2. Except in an emergency, any Party issuing a press release with reference to any of the work required by this Agreement shall advise the other Party of such press release or fact sheet and the contents thereof, at least 2 business days prior to issuance.

38. STATE SUPPORT SERVICES AND STATE OVERSIGHT COSTS

38.1. The Parties recognize that the Navy will be providing funds through the Defense/State Memorandum of Agreement ("DSMOA"), executed on August 21, 1992, between Cal/EPA, DTSC and the State Water Resources Control Board on behalf of the State and DoD.

38.2. DTSC will submit an accounting of State costs in accordance with the DSMOA and the DSMOA Cooperative Agreement.

38.3. In the event the Navy contends that any of the costs set forth in the accounting provided pursuant to section 38.2 above are not properly payable, the matter shall be resolved in accordance with section 21 (Dispute Resolution).

38.4. DTSC reserves all its rights to take any action it is entitled to take, including actions to recover costs, absent this Agreement, in the event of any of the following:

- a. Lack of appropriated funds to fulfill the Navy's obligations under the Agreement,
- b. Unresolved dispute as to whether any State cost incurred can be reimbursed through the DSMOA,
- c. Lack of reimbursement from appropriated funds, or
- d. Any other failure or refusal by the Navy to reimburse costs incurred by DTSC in connection with the subject matter of this Agreement.

39. SEVERABILITY

39.1. If any provision of this Agreement is ruled invalid, illegal, or unconstitutional, the remainder of the Agreement shall not be affected by such a ruling.

40. INTEGRATION

40.1. This Agreement constitutes the entire agreement between the Parties and may not be amended, supplemented, or modified, except as provided in this Agreement or by further written agreement.

41. SECTION HEADINGS

41.1. The section headings set forth in this Agreement are included for convenience and reference only and shall be disregarded in the construction and interpretation of any of the provisions of this Agreement.

42. ATTACHMENTS

42.1. All attachments referenced in this Agreement are deemed incorporated into this Agreement by reference.

43. RESCISSION

43.1. The Federal Facility Site Remediation Agreement for the Naval Supply Center, Alameda Annex between the California Department of Toxic Substances Control, the San Francisco Bay Regional Water Quality Control Board, and the United States Department of the Navy and dated September 29, 1992 is hereby rescinded and superseded by this Agreement.

44. REPRESENTATIVE AUTHORITY

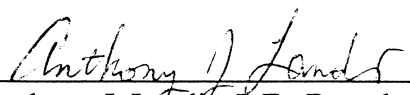
44.1. The undersigned representative of each Party to this Agreement certifies that he or she is fully authorized to enter into the terms and conditions of this Agreement and to execute and legally bind that Party to this Agreement.

45. COUNTERPARTS

45.1 This Agreement may be executed and delivered in any number of counterparts, each of which when executed and delivered shall be deemed to be an original, but such counterparts shall together constitute one and the same document.

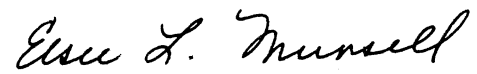
Dated: 5-9-00

DEPARTMENT OF TOXIC SUBSTANCES CONTROL


By: Anthony J. Landis, P.E., Branch Chief
Northern California Operations
Office of Military Facilities

Dated:

U.S. DEPARTMENT OF THE NAVY


By: Elsie L. Munsell
Deputy Assistant Secretary of the Navy
(Environment & Safety)

**FLEET AND INDUSTRIAL SUPPLY CENTER OAKLAND
ALAMEDA FACILITY/ALAMEDA ANNEX
FEDERAL FACILITY SITE REMEDIATION AGREEMENT**

**ATTACHMENT A
IRP SITE DATA SUMMARY**

Site	Description/Location
Marsh Crust	<p>Marsh Crust is a term applied to former "encrusted" tidal marsh deposits which existed prior to placement of fill at the margins of San Francisco Bay (Lee and Praszker, 1969). Environmental investigations have demonstrated that the former tidal marsh deposits located at the interface between the native bay margin sediments and the artificial fill are contaminated with SVOC and TPH compounds. These compounds are thought to be related to discharges from industrial activities in the area (e.g., oil refining, gas manufacturing) which became intermingled with the marsh deposits as a result of tidal action. It is thought that contaminated marsh crust deposits are located within the former tidal zone; i.e., contaminated deposits are not anticipated to be found at a level higher than the original high tide level (mean higher high tide). The Alameda Facility/Annex was constructed on top of a tidal marshland, interlaced with numerous tidal channels. Fifty-seven wells and boreholes extending to depths greater than 10 feet were installed at the Annex. Thirty-seven of the 57 wells or boreholes encountered interface between the bay mud and fill soil where the marsh crust is expected to be found. The mean depth of the interface was found generally to be 15.3 feet bgs. Based on available lithologic data, the marsh crust appears to be a thin layer between 10 to 20 feet bgs. Analytical data were collected on from the marsh crust in and around IR02 and are presented in Table 1. Analyses of soil samples indicated high concentrations of SVOCs and TPH. Because of the site's history, geology, and previous investigations, marsh crust is assumed to potentially underlie all of the Annex, and all marsh crust underlying the Annex is assumed to potentially contain SVOCs in similar concentrations found at IR02.</p>

Site	Description/Location
Basewide PAH	<p>Polynuclear aromatic hydrocarbons (PAH) have been widely detected in fill used to construct the FISC Alameda Facility/Alameda Annex, the adjoining Alameda Naval Air Station, and other adjoining areas. Concentrations of seven PAH contaminants (benzo[a]anthracene; benzo[a]pyrene; benzo[b]fluoranthene; benzo[k]fluoranthene; chrysene; dibenz[a,h]anthracene; and indeno[1,2,3,-cd]pyrene) detected in the College of Alameda (COA) soils (south of the Annex) were compared to concentrations detected at the Annex. There are enough similarities in the distributions of the seven PAHs at FISC, the former Alameda Naval Air Station, and the COA to indicate that the constituents are ubiquitous in the fill material. The risks due to PAHs at some of the sites compared are at the high end of the carcinogenic risk range, and in other cases are below the risk range. The compound posing most of the risk is benzo(a)pyrene. PAH as benzo(a)pyrene equivalent has been detected up to 2.8 ppm at IR02, up to 4.08 ppm at IR04/06, and up to 162 ppm in an isolated sample in Parcel 5. These concentrations represent risks of 5 x 10E-5 to 3 x 10E-3. Further investigation of PAH contamination will be conducted throughout the site, except at IR02 and parcels 31 through 37. Pursuant to the NCP, remediation alternatives must be evaluated in a RI/FS for PAH contamination that exceeds cleanup goals, if it is determined in a PA/SI/Action Level decision document that remediation is necessary. Remedial alternatives for PAH contamination already characterized in IR02 must be evaluated in a supplemental FS, and a remedy selected, if necessary.</p>
Site IR01	<p>IR01, the warehouse area, is located on the south side of the Annex (Figure 2). A PA/SI conducted from 1987 to 1988 identified low levels of nickel and chromium as the only chemicals of concern at the site. The PA/SI report concluded that the metals concentrations found in the soils were attributable to naturally occurring serpentine rock, a major component of Bay Area bedrock (Franciscan Complex). As a result, the Navy determined that no further investigation was necessary at this site. IR01, therefore, was not investigated during the RI. Subsequent sampling and analysis performed by Catellus Corporation that targeted PAH has confirmed the previous conclusions.</p>

Site	Description/Location
Site IR02	<p>The IR02 site includes approximately 12.5 acres in the south-central portion of the Annex (Figure 2). This site is referred to in many documents as SWMU 1. The site was used as a screening lot and scrap yard operated by the Defense Reutilization and Marketing Office (DRMO). The DRMO sorted excess property from the DOD for resale or proper disposal. Excess property included all manner of equipment used by the military, along with fuel, oil, coolants, and other liquids; these materials may have leaked onto exposed surface soils at the site. A total of 396 soil samples were collected from 75 soil borings and 31 monitoring well borings during the RI. The RI results indicate that the shallow soil within IR02 has been impacted by the screening lot and scrapyard activities (PRC 1996a). The shallow soil contaminants related to site activities include PCBs, TPH, cadmium, and lead. In general, the DRMO-related soil contamination is limited to the upper 1 foot of soil. Additionally, sampling results indicate that PAHs are present in soil from the surface to at least 7 feet below ground surface (see section on PAHs). Marsh crust contaminants at depth consist primarily of semi-volatile organic compounds (SVOC). Table 1 presents the contaminants detected above the Data Management Benchmark (DMB)¹ in the shallow and deep soil at IR02. PCB concentrations up to 43 mg/kg remain in surface soils in the eastern central part of the site. (TtEMI 1999b). Cadmium was detected in surface soil at concentrations ranging from 0.07 to 86.4 mg/kg exceeding its DMB level of 12 mg/kg. PCBs were also detected in ponded surface water samples at concentrations ranging from 5.4 to 120 micrograms per liter (µg/L) exceeding its DMB level of 0.0087 µg/L. Cadmium exceeded a hazard index of 1 for the future residential adult and future residential child scenario. PAHs, represented by concentrations of benzo(a)pyrene that range up to 1.7 ppm in IR02, are in excess of the residential PRG for BaP. The FS for IR02 will be revised or supplemented to address the point of departure and risk management range, and to reflect consideration of remedial alternatives for PAH contamination as required by the NCP.</p>
Site IR03	<p>Site IR03 is located across the railroad tracks on the southwest side of Building 3, adjacent to Door 327 (Figure 2). The site formerly consisted of an elevated, drive-up maintenance rack over an asphalt-paved area. The maintenance rack has since been removed. The area was used for routine servicing of military reserve vehicles from approximately 1970 to 1984. During the RI, three soil borings were drilled and three groundwater monitoring wells were installed at IR03 (PRC 1996a). Sixteen soil samples were collected, ranging in depth from 2 to 15 feet bgs. Table 1 presents the contaminants detected above the DMB levels in the shallow and deep soil at IR03. Contaminants identified in the soil at IR03 are related to either the fill material or naturally occurring metals (serpentine rock). The RI results do not indicate a significant impact to soil from the former automobile maintenance rack activities. PAH concentrations exceed the residential PRG for benzo(a)pyrene.</p>

Site	Description/Location
Sites IR04 and IR06	<p>Site IR04, the former paint spray booth (Building 25), is located north of the main gate and south of Building 13 (Figure 2). It is assumed that during typical paint spray booth operations, paint and small quantities of solvents were used in the building. Site IR06, the paint and material storage area (Building 13), is also north of the main gate (Figure 2). Large quantities of paint and small quantities of solvents had been stored there at one time. For the purpose of investigation and evaluation, sites IR04 and IR06 were grouped together based on proximity and common contaminants. Table 1 presents the contaminants detected above the DMB levels in the shallow and deep soil at IR04 and IR06. The RI results do not indicate a significant impact to soil from activities by the Navy at these sites except for petroleum hydrocarbon contamination. PAH concentrations exceed the residential PRG for benzo(a)pyrene. The Navy is preparing a Corrective Action Plan for the petroleum hydrocarbon contamination. PAH contamination will be addressed in a the Basewide PAH PA/SI Action Level decision document.</p>
Site IR05	<p>Site IR05, a former gasoline station with fuel dispensing system, is located northeast of Building 2 (Figure 2). A 12,000-gallon UST and approximately 75 linear feet of fuel dispensing system piping were used at the site from the mid-1950s until 1993. On September 27, 1994, the UST and associated piping were removed and properly disposed of off site. During the RI, thirteen shallow soil borings were drilled and seven groundwater monitoring wells were installed at IR05. Sixty-one soil samples were collected at depths ranging from 1 to 15 feet bgs. Table 1 presents the contaminants detected above the DMB levels in the shallow and deep soil at IR05. The RI results do not indicate a significant impact to soil from the former UST and fuel dispensing system. Contaminants identified in the soil at IR05 are related to either the fill material or naturally occurring metals (serpentine rock) based on comparison of concentrations to concentrations detected at COA. PAH concentrations exceed the residential PRG for benzo(a)pyrene. One recent (September, 1999) hydro-punch sample indicated that some residual petroleum contamination may remain, requiring further investigation. PAH contamination will be addressed in a the Basewide PAH PA/SI Action Level decision document.</p>

Site	Description/Location
Site IR07	<p>Site IR07 is the area of a diesel fuel spill that occurred on B Avenue in front of Door 234 of Building 2 (Figure 2). The diesel fuel spill occurred in 1991 and consisted of less than 100 gallons. During the RI, three shallow soil borings were drilled and one shallow groundwater monitoring well was installed at IR07 (PRC 1996a). Twenty-one soil samples were collected at depths ranging from 1 to 5 feet bgs. Table 1 presents the contaminants detected above the DMB levels in the shallow and deep soil at IR07. PAH concentrations exceed the residential PRG for benzo(a)pyrene; however, they are J-qualified. Except for PCBs, contaminants identified in the soil at IR07 are related to either the fill material or naturally occurring metals (serpentine rock) based on comparison of concentrations to COA. The RI results do not indicate a significant impact to soil from the diesel fuel spill area.</p>
Site IR08	<p>Site IR08 is the facility-wide storm water drainage system consisting of about 33,000 linear feet of pipeline with two outfalls within the facility (Figure 2). The system was identified during the RI as a potential conduit for contaminant migration from various areas of the facility. The RI results indicate that VOCs, SVOCs, pesticides and PCBs, TPH, and metals were detected in sediment and storm water at IR08 (PRC 1996a). Table 1 presents the contaminants detected above the DMB levels in the storm water drainage system sediment at IR08. Site-specific DMBs were only exceeded at a single location for a single analyte, Aroclor-1254, in the storm water. As such, the single detection of Aroclor-1254 is considered to be an isolated occurrence and is not evaluated further. The Navy performed a removal action of sediment from catch basins and manholes in the storm water drainage system in the vicinity of IR02 in 1995. In 1997, sediment and debris were removed from approximately 14,000 feet of storm water drainage lines in the vicinity of IR01 and IR02, as part of the NAS Alameda IR18 removal action (TtEMI 1998a). The FS results do not indicate significant levels of contaminants in the sediment and stormwater. (TtEMI 1999d).</p>

Site	Description/Location
Shallow Groundwater	<p>Analytical sampling results from the groundwater monitoring program indicate wide distribution of organic and inorganic compounds in shallow groundwater. Petroleum-based compounds, which include aromatic VOCs (such as benzene, toluene, ethylbenzene, and xylenes), SVOCs (such as naphthalene, phenanthrene, acenaphthylene, and fluoranthene), and TPH compounds were detected in shallow groundwater at IR02 and IR03 (PRC 1996a). Benzene is the risk driver in the shallow groundwater at IR02 and in a plume extending northwest. Petroleum was detected in groundwater in several shallow wells at IR04 and IR06 (PRC 1996a). Free petroleum product was detected in well S27 at IR04 and IR06 during the September and December 1994 monitoring events. Free product was not detected in other wells at IR04 and IR06. Petroleum compounds were detected in isolated shallow groundwater samples collected at IR05. Detected concentrations were relatively low (less than 3.1 milligrams per liter [mg/L]). Low TPH concentrations (less than 0.3 mg/L) were also detected in groundwater samples collected from IR07. Several different metals were detected in shallow groundwater during the sampling program. Metals that were detected at relatively high concentrations in various wells include copper, lead, nickel, silver, and zinc. In general, the highest metal concentrations were reported in wells located at IR02 and IR03; however, distribution of metal concentrations varied notably across the facility. Other than IR02, no obvious potential sources of metals in shallow groundwater exist. Although no data are available on background metals concentrations in groundwater, the ranges at the FISC Annex are similar to those seen at the adjacent Alameda Naval Air Station. Sampling of deep groundwater beneath the Bay Mud aquitard found no chemicals at levels of concern. In addition, aquifer tests indicated no hydraulic connection between the shallow groundwater and the Merritt sand aquifer. The Bay Mud forms an effective aquitard below the shallow water-bearing unit.</p>

¹ Data Management Benchmarks were developed during the Remedial Investigation as a data management tool and as an aid to focus on the contaminants at each site which may pose a greater excess human health risk or hazard. Similar to PRGs, DMBs do not consider impacts to the groundwater or impact to potential ecological receptors. In addition, a concentration that exceeds a DMB level does not, itself, mean that there is an unacceptable health threat, but exceedences of DMBs should be evaluated further.

References:

- "Final Remedial Investigation Report, FISCO, Alameda Facility/Alameda Annex Site, Alameda, California." Prepared by PRC, January 1996. (PRC 1996a).
- "Final Ecological Assessment of the Sediment at Outfall 1, FISCO, Alameda Facility/Alameda Annex Site, Alameda, California." Prepared by TtEMI, August 1998. (TtEMI 1998a).
- "Draft Base-Wide Focused Feasibility Study for the Former Subtidal Area and Marsh Crust and Groundwater, FISCO, Alameda Facility/Alameda Annex Site, Alameda, California." Prepared by TtEMI, February 1999. (TtEMI 1999b).
- "Final Feasibility Study for Installation Restoration (IR) Sites 04, 06, and 08, FISCO, Alameda Facility/Alameda Annex Site, Alameda, California." Prepared by TtEMI, April 1999. (TtEMI 1999d).

TABLE 1

SUMMARY OF DETECTIONS ABOVE DATA MANAGEMENT BENCHMARK LEVELS¹
FISCO ALAMEDA FACILITY/ANNEX, CALIFORNIA

Site	Constituent	Samples Detected	Concentration Range	High Detection Boring/Depth (feet bgs)	DMB Level
IR02	VOCs (ug/kg)				
	Benzene	6 out of 396	4 J to 10,000	S43 / 16.0	6.2 x 10 ²
	Vinyl chloride	2 out of 396	11 J to 29	A24 / 0.5	1.1 x 10 ¹
	SVOCs (ug/kg)				
	Pyrene	136 out of 396	19 J to 1,600,000	S24 / 17.5	4.7 x 10 ⁵
	Fluoranthene	97 out of 396	1 J to 1,300,000	S45 / 17.5	6.2 x 10 ⁵
	Benzo(b)fluoranthene	70 out of 396	35 J to 380,000	S24 / 17.5	1.6 x 10 ²
	Benzo(a)pyrene	64 out of 396	32 J to 480,000	S24 / 17.5	1.6 x 10 ¹
	Chrysene	57 out of 396	35 J to 350,000	S24 / 17.5	1.6 x 10 ³
	Benzo(k)fluoranthene	56 out of 396	35 J to 89,000	S24 / 17.5	1.6 x 10 ²
	Phenanthrene	49 out of 396	11 J to 2,100,000	S24 / 17.5	6.2 x 10 ⁵
	Benzo(a)anthracene	47 out of 396	22 J to 2,900,000	S24 / 17.5	1.6 x 10 ²
	Indeno(1,2,3-cd)pyrene	34 out of 396	28 J to 270,000	S24 / 17.5	1.6 x 10 ²
	Naphthalene	30 out of 396	11 J to 1,900,000	S24 / 17.5	5.1 x 10 ⁵
	Carbazole	10 out of 396	24 J to 100,000	S23 / 16.0	9.1 x 10 ³
	Dibenzo(a,h)anthracene	7 out of 396	120 J to 14,000	S24 / 17.5	4.5 x 10 ¹
	1,4-Dichlorobenzene	4 out of 396	190 J to 17,000	A108 / 6.5	3.4 x 10 ³
	Pesticides/PCBs (ug/kg)				
	Aroclor 1016	3 out of 396	720 J to 43,000	SD003 / 0.5	3.0 x 10 ¹
	Aroclor 1254	4 out of 396	56 to 7,700	SD003 / 0.5	3.0 x 10 ¹
	Aroclor 1260	21 out of 396	39 to 140,000	SD002 / 0.5	3.0 x 10 ¹
	Metals (mg/kg)				
	Arsenic	296 out of 396	0.27 J to 212 J	A31 / 0.5	2.45 x 10 ⁻¹
	Cadmium	174 out of 396	0.07 J to 86.4	SD003 / 0.5	1.2 x 10 ¹
	Lead	390 out of 396	0.56 J to 26,600 J	A31 / 0.5	1.3 x 10 ²
	Manganese	385 out of 396	12.2 to 1,690 J	S04 / 2.5	1.2 x 10 ³
	Mercury	281 out of 396	0.007 J to 9.4 J	SD003 / 0.5	6.5
	Nickel	384 out of 396	1 J to 1,070	A95 / 2.5	5.0 x 10 ²
	TPH (ug/kg)				
	TPH as gasoline	11 out of 396	460 J to 250,000	S47 / 14.5	NA
	TPH as diesel	11 out of 396	18,000 to 13,000,000	S28 / 15.5	NA
	TPH as motor oil	167 out of 396	5,200 J to 32,000,000	S24 / 17.5	NA

Site	Constituent	Samples Detected	Concentration Range	High Detection Boring/Depth (feet bgs)	DMB Level
IR03	SVOCs (ug/kg)				
	Benzo(a)pyrene	3 out of 16	37 J to 750	S44 / 2.0	1.6 x 10 ¹
	Benzo(b)fluoranthene	3 out of 16	38 J to 1,100	S44 / 2.0	1.6 x 10 ²
	Benzo(k)fluoranthene	2 out of 16	19 J to 370	S44 / 2.0	1.6 x 10 ²
	Benzo(a)anthracene	3 out of 16	42 J to 720	S44 / 2.0	1.6 x 10 ²
	Indeno(1,2,3-cd)pyrene	2 out of 16	81 J to 420 J	S44 / 2.0	1.6 x 10 ²
	Dibenzo(a,h)anthracene	1 out of 16	150 J	S44 / 2.0	4.5 x 10 ¹
	Metals (mg/kg)				
	Arsenic	16 out of 16	0.78 J to 7.7 J	S34 / 6.0	2.45 x 10 ⁻¹
	TPH (ug/kg)				
	TPH as motor oil	9 out of 16	6,000 J to 57,000	A48 / 3.0	NA
IR05	VOCs (ug/kg)				
	Benzene	8 out of 16	7 J to 3,800 J	A103 / 6.0	6.2 x 10 ²
	SVOCs (ug/kg)				
	Benzo(b)fluoranthene	24 out of 61	51 J to 4,000	A97 / 3.5	1.6 x 10 ²
	Benzo(a)pyrene	23 out of 61	56 J to 3,000	A97 / 3.5	1.6 x 10 ¹
	Benzo(a)anthracene	26 out of 61	28 J to 3,900	A97 / 3.5	1.6 x 10 ²
	Indeno(1,2,3-cd)pyrene	14 out of 61	37 J to 1,300 J	A97 / 3.5	1.6 x 10 ²
	Metals (mg/kg)				
	Arsenic	42 out of 61	0.93 J to 5.5	S39 / 4.0	2.45 x 10 ⁻¹
	TPH (ug/kg)				
	TPH as gasoline	41 out of 61	300 J to 11,000,000	A103 / 6.0	NA
	TPH as diesel	19 out of 61	5,900 to 2,600,000	A103 / 6.0	NA
	TPH as motor oil	48 out of 61	5,900 J to 1,900,000	A 98 / 1.0	NA

Site	Constituent	Samples Detected	Concentration Range	High Detection Boring/Depth (feet bgs)	DMB Level
IR04 and IR06	SVOCs (ug/kg)				
	Benzo(b)fluoranthene	19 out of 51	42 J to 4,100	S29 / 6.0	1.1 x 10 ²
	Benzo(a)pyrene	19 out of 51	54 J to 3,800	S29 / 6.0	1.8 x 10 ¹
	Chrysene	24 out of 51	44 J to 2,600	S29 / 6.0	5.6 x 10 ²
	Benzo(k)fluoranthene	19 out of 51	27 J to 1,400	A39 / 4.0	6.2 x 10 ¹
	Benzo(a)anthracene	23 out of 51	30 J to 2,000	S29 / 6.0	5.6 x 10 ¹
	Indeno(1,2,3-cd)pyrene	14 out of 51	35 J to 1,500	S29 / 6.0	1.1 x 10 ²
	Dibenzo(a,h)anthracene	2 out of 51	30 J to 110	S42 / 4.0	3.0 x 10 ¹
	Metals (mg/kg)				
	Arsenic	46 out of 51	0.58 J to 30.4	A41 / 2.5	2.45 x 10 ⁻¹
IR07	Cadmium	37 out of 51	0.07 J to 2.6	S42 / 2.5	1.20 x 10 ¹
	Chromium	51 out of 51	0.9 J to 81.7	A89 / 3.5	7.0 x 10 ¹
	Lead	51 out of 51	2 J to 498	S31 / 2.5	1.3 x 10 ²
	Manganese	51 out of 51	49.1 J to 39,500 J	S42 / 2.5	1.2 x 10 ¹
	Molybdenum	2 out of 51	0.2 J to 20.7	S42 / 2.5	1.3 x 10 ²
	Nickel	51 out of 51	3.6 to 65.3	S42 / 2.5	5.0 x 10 ²
	TPH (ug/kg)				
	TPH as gasoline	6 out of 51	278 J to 1.3 x 10 ⁵	A93 / 5.5	NA
	TPH as diesel	4 out of 51	120,000 to 1.1 x 10 ⁷	A93 / 5.5	NA
	TPH as motor oil	36 out of 51	6,800 J to 6.5 x 10 ⁶	S31 / 2.5	NA
	SVOCs (ug/kg)				
	Benzo(b)fluoranthene	3 out of 8	89 J to 3,200 J	A96 / 2.5	1.6 x 10 ²
	Benzo(a)pyrene	3 out of 8	170 J to 3,300 J	A96 / 2.5	1.6 x 10 ¹
	Benzo(a)anthracene	2 out of 8	150 J to 2,800	A96 / 2.5	1.6 x 10 ²
	Indeno(1,2,3-cd)pyrene	3 out of 8	97 J to 1,600 J	A96 / 2.5	1.6 x 10 ²
	Pesticides/PCBs (ug/kg)				
	Aroclor 1260	1 out of 8	62	A96 / 2.5	3.0 x 10 ¹
	Metals (mg/kg)				
	Arsenic	5 out of 8	0.47 J to 5.1	S36 / 4.5	2.45 x 10 ⁻¹
	Cadmium	4 out of 8	0.09 J to 0.45	A47 / 3.0	1.20 x 10 ¹
	Chromium	8 out of 8	5.3 to 47.6	S36 / 4.5	7.0 x 10 ³
	Manganese	8 out of 8	73.9 to 671	S36 / 2.0	1.2 x 10 ³
	Nickel	8 out of 8	4.8 to 40.7	S36 / 4.5	5.0 x 10 ²
	TPH (ug/kg)				
	TPH as motor oil	7 out of 8	5,900 J to 1.6 x 10 ⁶	A96 / 1.0	NA

Site	Constituent	Samples Detected	Concentration Range	High Detection Boring/Depth (feet bgs)	DMB Level
IR08	SVOCs (ug/kg)				
	Benzo(b)fluoranthene	2 out of 12	3,800 J to 11,000	SYD2A	4.6 x 10 ³
	Benzo(a)pyrene	1 out of 12	2,600 J	SYD5A	4.6 x 10 ²
	Benzo(a)anthracene	3 out of 12	1,100 J to 8,000 J	SYD2A	4.6 x 10 ³
	Pesticides/PCBs (ug/kg)				
	Aroclor 1260	2 out of 12	130 J to 6,600 J	Station 12	2.65 x 10 ³
	Metals (mg/kg)				
	Arsenic	12 out of 12	2.5 to 19.6	Station 2	7.28
	Chromium	12 out of 12	19.9 J to 205 J	Station 2	1.18 x 10 ⁵
	Lead	12 out of 12	83.2 to 785	Station 2	1 x 10 ³
CoA	Manganese	12 out of 12	227 to 14,300	Station 12	8.9 x 10 ³
	TPH (ug/kg)				
	TPH as motor oil	12 out of 12	1.2 x 10 ⁶ to 1.1 x 10 ⁷	Station 2	NA
	SVOCs (ug/kg)				
	Benzo(b)fluoranthene	9 out of 20	92 J to 4,500	RB10 / 2.5	1.6 x 10 ²
	Benzo(a)pyrene	9 out of 20	75 J to 4,000	RB10 / 2.5	1.6 x 10 ¹
	Chrysene	9 out of 20	49 J to 4,100	RB10 / 2.5	1.6 x 10 ³
	Benzo(k)fluoranthene	9 out of 20	25 J to 1,600	RB10 / 2.5	1.6 x 10 ²
	Benzo(a)anthracene	6 out of 20	41 J to 3,800	RB10 / 2.5	1.6 x 10 ²
	Indeno(1,2,3-cd)pyrene	7 out of 20	49 J to 2,000	RB10 / 2.5	1.6 x 10 ²
	Dibenzo(a,h)anthracene	1 out of 20	410 J	RB10 / 2.5	4.5 x 10 ¹
	Metals (mg/kg)				
	Arsenic	20 out of 20	1.6 J to 25.6	RB7 / 2.5	2.45 x 10 ⁻¹
	Lead	20 out of 20	4.3 to 168 J	RB7 / 2.5	1.3 x 10 ²
	Manganese	20 out of 20	172 J to 1,440 J	RB7 / 2.5	1.2 x 10 ³
	TPH (ug/kg)				
	TPH as motor oil	18 out of 20	9,700 J to 1.7 x 10 ⁷	RB2 / 3.0	NA

Site	Constituent	Samples Detected	Concentration Range	High Detection Boring/Depth (feet bgs)	DMB Level
Marsh Crust	VOCs (ug/kg)				
	Benzene	5 out of 25	4 J to 10,000	S43 / 16.0	6.2 x 10 ²
	SVOCs (ug/kg)				
	Benzo(b)fluoranthene	8 out of 25	35 J to 26,000	S43 / 16.0	1.6 x 10 ²
	Benzo(a)pyrene	8 out of 25	55 J to 48,000	S43 / 16.0	1.6 x 10 ¹
	Chrysene	7 out of 25	39 J to 45,000 J	S43 / 16.0	1.6 x 10 ³
	Benzo(k)fluoranthene	8 out of 25	35 J to 24,000	S46 / 15.0	1.6 x 10 ²
	Benzo(a)anthracene	7 out of 25	22 J to 37,000	S43 / 16.0	1.6 x 10 ²
	Indeno(1,2,3-cd)pyrene	6 out of 25	110 J to 31,000	S46 / 15.0	1.6 x 10 ²
	Carbazole	4 out of 25	73 J to 14,000	S46 / 15.0	9.1 x 10 ³
	Dibenzo(a,h)anthracene	4 out of 25	150 J to 6,700	S46 / 15.0	4.5 x 10 ¹
	Metals (mg/kg)				
	Arsenic	25 out of 25	0.55 J to 9.5	S45 / 17.5	2.45 x 10 ⁻¹
	TPH (ug/kg)				
	TPH as gasoline	4 out of 25	750 to 250,000	S47 / 14.5	NA
	TPH as diesel	4 out of 25	20,000 to 2.5 x 10 ⁶	S 47 / 14.5	NA
	TPH as motor oil	10 out of 25	7,100 J to 9.7 X10 ⁶	S47 / 14.5	NA

¹ Data Management Benchmarks (DMB) were developed during the Remedial Investigation as a data management tool and as an aid to focus on the contaminants at each site which may pose a greater excess human health risk or hazard. Similar to PRGs, DMBs do not consider impacts to the groundwater or impact to potential ecological receptors. In addition, a concentration that exceeds a DMB level does not, itself, mean that there is an unacceptable health threat, but exceedences of DMBs should be evaluated further. Ingestion of produce grown on site was not included in the DMB development for soil.

Notes:

bgs Below ground surface
CoA College of Alameda
DMB Data management benchmark
ug/kg Microgram per kilogram
mg/kg Milligram per kilogram
PCB Polychlorinated biphenyls
SVOC Semivolatile organic compound
TPH Total petroleum hydrocarbons
VOC Volatile organic compound
NA Not applicable—No DMB levels were developed for TPH compounds, since no human health toxicity values are available.

“Final RI Report, FISCO, Alameda Facility/Alameda Annex Site, Alameda, California.” (PRC 1996a).

**FLEET AND INDUSTRIAL SUPPLY CENTER OAKLAND
ALAMEDA FACILITY/ALAMEDA ANNEX
FEDERAL FACILITY SITE REMEDIATION AGREEMENT**

**ATTACHMENT B
SITE SUMMARY**

Site	Description/Location	Waste Characteristics Materials/Contaminants	Date of Operation	Program	Status	Status Summary	DTSC Concur Rcv'd
Marsh Crust	Environmental investigations have demonstrated that the former tidal marsh deposits located at the interface between the native bay margin sediments and the artificial fill are contaminated with SVOC and TPH compounds.	PAH TPH	1910-1930	IRP	RI	Complete	
					FS	Pending	
					PP & ROD	Pending	
Basewide PAH	Polynuclear aromatic hydrocarbons (PAH) have been widely detected in fill used to construct the FISC Alameda Facility/Alameda Annex, the adjoining Alameda Naval Air Station, and other adjoining areas. Remediation decisions regarding PAH at IR02 will be covered in the IR02 RAP/ROD	PAH TPH	1890-1930	IRP	PA/SI with action level decision	Pending	
					RI/FS (if necessary)	Pending	
					PP & ROD (if necessary)	Pending	

Site	Description/Location	Waste Characteristics Materials/ Contaminants	Date of Operation	Program	Status	Status Summary	DTSC Concur Rev'd
Site IR01	Former warehouse area; south-west area of facility	Marsh Crust Nickel, Chromium, PAH	1940-1998	IRP	PA/SI PP & ROD	Complete Pending	
Site IR02	Screening lot and scrapyard area; south-central area of facility. Former SWMU 1	Marsh Crust PCB Cadmium PAH	1978-1998	IRP	PA/SI Phase I RI Phase II RI FS Removal Action Removal Action PP & ROD RA Closure Report	Complete Complete Complete Complete Complete Complete Pending Pending Pending	Letter 8 May 1996 Letter 7 July 1998
Site IR03	Former automobile maintenance rack; southwest corner of Building 3, south-central area of facility. Former SWMU 3	Marsh Crust PAH Metals Automotive Maintenance Materials	1970-1984	IRP	PA/SI RI Phase I PP & ROD	Complete Complete Pending	

Site	Description/Location	Waste Characteristics Materials/Contaminants	Date of Operation	Program	Status	Status Summary	DTSC Concur Rev'd
Sites IR04 and IR06	IR04: Abandoned paint spray booth; Building 26, northeast corner of facility. Former SWMU 4 IR06: Paint and material storage area; Building 13, northeast corner of facility. Former AOC 2	Marsh Crust TPH PAH	1968-1978	IRP UST	PA/SI	Complete	Letter 8 May 1996
					Phase I RI	Complete	
					Phase II RI	Complete	
					FS	Complete	
					PP & RAP/ROD	Pending	
					CAP	Pending	
					CA	Pending	
					Closure Report	Pending	
Site IR05	Abandoned underground storage tank (UST) and fuel dispensing system; northeast of Building 6, north-central area of facility. Former AOC 1	Marsh Crust TPH PAH	1955-1993	IRP UST	PA/SI	Complete	
					RI Phase I	Complete	
					PP & RAP/ROD	Pending	
Site IR07	Diesel fuel spill area; south side of Building 2, northwest corner of facility. Former AOC 3	Marsh Crust TPH PAH	1946-1993	IRP	PA/SI	Complete	
					RI Phase I	Complete	
					PP & ROD	Pending	

Site	Description/Location	Waste Characteristics Materials/ Contaminants	Date of Operation	Program	Status	Status Summary	DTSC Concur Rev'd
Site IR08	Facility-wide storm water drainage system. Former AOC 8	Metals PAH PCB	1946-1998	IRP	PA/SI Phase I RI Phase II RI FS Removal Action Removal Action PP & ROD RA Closure Report	Complete Complete Complete Complete Complete Pending Pending Pending	Letter 8 May 1996
Shallow Ground-water	Analytical sampling results from the groundwater monitoring program indicate wide distribution of organic and inorganic compounds in shallow groundwater. Sampling of deep groundwater beneath the Bay Mud aquitard found no chemicals at levels of concern. In addition, aquifer tests indicated no hydraulic connection between the shallow groundwater and the Merritt sand aquifer. The Bay Mud forms an effective aquitard below the shallow water-bearing unit.	VOC SVOC Metals	1946-1998	IRP	RI FS PP & ROD	Complete Pending Pending	Letter 8 May 1996

**FLEET AND INDUSTRIAL SUPPLY CENTER OAKLAND
ALAMEDA FACILITY/ALAMEDA ANNEX
FEDERAL FACILITY SITE REMEDIATION AGREEMENT**

**ATTACHMENT C
SCHEDULE**

Milestone/Document Name	Milestone Date (Draft) <i>Enforceable</i>	Milestone Target (Final)	Secondary Document Target Date (Draft)	Secondary Document Target Date (Final)
Feasibility Study - Marsh Crust and Groundwater	n/a	3/30/00		
Site Management Plan	5/30/00 ¹	9/15/00		
RAP/ROD - Marsh Crust and Groundwater	5/30/00	7/30/00		
Supplemental FS - IR02	6/30/00	8/30/00		
Removal Action - free product at IR04/06; IR05, if necessary			7/30/00	n/a
Corrective Action Plan - IR04/06, IR05			10/30/00	4/15/01
PA/SI - Basewide PAH ² (excluding IR01 and IR02)	8/15/00	10/30/00		
RAP/ROD - IR02	10/30/00	1/30/01		
Long Term Groundwater Monitoring Plan			12/1/00	5/15/01
Basewide RAP/ROD			3/1/01 ³	5/30/01
Remedial Design - IR02	3/30/01	5/30/01		

Milestone/Document Name	Milestone Date (Draft) <i>Enforceable</i>	Milestone Target (Final)	Secondary Document Target Date (Draft)	Secondary Document Target Date (Final)
Corrective Action - IR04/06; IR05 if necessary			3/15/02	8/30/02
Remedial Action Completion Report - IR02			9/30/01 ³	12/30/01 <i>(remedial action completed to meet City's deadline)</i>
Operations and Maintenance Plan	TBD	TBD		
Basewide Groundwater Monitoring - year 1			8/30/01	1/30/02
Basewide Groundwater Monitoring - year 2			10/15/02	3/15/03
Basewide Groundwater Monitoring - year 3			9/15/03	1/15/04
Basewide Certification			6/15/04 ³	11/15/04

Notes:

¹ SMP to be completed by BCT 60 days after FFSRA is signed, pursuant to FFSRA section 12.7

² PA/SI for Basewide PAH is anticipated to include the following:

1. Phase I: Sampling and Analysis Plan for IR02, IR04/06, IR05 and all other uninvestigated areas except west end of IR02 and Warehouse Area (IR01); include stepout criteria, contingencies; *preliminary results no later than 6/1/00 to meet City's deadline*
2. Phase II: Stepouts for all Phase I areas as necessary
3. Revise/supplement IR02 FS per results from Phases I and II

³ Unfunded primary documents have target dates (unenforceable) in the current year.



DEPARTMENT OF THE NAVY
OFFICE OF THE ASSISTANT SECRETARY
(INSTALLATIONS AND ENVIRONMENT)
1000 NAVY PENTAGON
WASHINGTON, D.C. 20350-1000

18 April, 2000

Mr. Anthony Landis
Branch Chief, Northern California Region
Office of Military Facilities
Department of Toxic Substances Control
10151 Croydon Way
Suite 3
Sacramento, CA 95827

Tony:
Dear Mr. Landis:

Enclosed you will find the Federal Facilities Site Remediation Agreement (FFSRA) for the Fleet and Industrial Supply Center, Alameda Annex. The Deputy Assistant Secretary of the Navy (Environment and Safety) has signed two copies of the signature page. I ask that you return one complete signature page for our records.

A handwritten signature in black ink, reading "Paul J. Yaroschak", is positioned above the printed name.

PAUL J. YAROSCHAK
Director, Environmental Compliance
and Restoration Policy

Copy to (w/o enclosure):
AGC (I&E)
CNO (N45)
COMNAVFACENGCOM (ENV)
SWNAVFACENGCOM, San Diego



DEPARTMENT OF THE NAVY
SOUTHWEST DIVISION
NAVAL FACILITIES ENGINEERING COMMAND
1220 PACIFIC HIGHWAY
SAN DIEGO, CA 92132-5190

5090
Ser 06CA.MM/0410
May 31, 2000

Mr. Anthony J. Landis, P.E.
Branch Chief
Northern California Operations
Office of Military Facilities
Department of Toxic Substances Control
10151 Croydon Way, Suite 3
Sacramento, CA 95827-2106

Dear Mr. Landis:

Subj: FLEET INDUSTRIAL SUPPLY CENTER ALAMEDA ANNEX FACILITY EARLY
TRANSFER

The purpose of this letter is to confirm that the Navy is incorporating the schedule from Federal Facility Site Remediation Agreement (FFSRA) between the Department of Toxic Substances Control (DTSC) and the Navy executed on May 9, 2000 for the Fleet Industrial Supply Center (FISC) Alameda Annex into the response action assurances required by Section 120(h)(3)(C) of CERCLA for the "early transfer" conveyance of the FISC Alameda Annex facility from the Navy to the City of Alameda. The FFSRA schedule will be included as Exhibit G in the Purchase Agreement (Memorandum of Agreement) between the Navy and the City for that conveyance. This FFSRA schedule supercedes the schedule included in the Navy's Finding of Suitability for Early Transfer (FOSET) of February 18, 2000 and included in the Covenant Deferral Request submitted to the State of California on May 17, 2000. Please feel free to contact me at (619)-532- 0986, if you have any questions.

Sincerely,

RON PLASEIED
Base Closure Manager
By direction of the Commander

Copy to:
Mr. Dave Berger
City of Alameda
950 West Mall Square, Building 1
Alameda Point
Alameda, CA 94501